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**BULLETIN**  
OF THE  
**BOARD OF STANDARDS AND APPEALS**  
CITY OF NEW YORK

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At Supreme Court, Special Term, Part I, Mr. Justice Tessler  
affirmed the Board's determination, dismissed the petition and vacated  
the Order of Certiorari. (N. Y. Law Journal, June 22, 1960,  
page 11).

\* \* \* \* \*

**Matter of William Graf vs. Foley:**—On December 8, 1959 the  
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Avenue and 59-01 Putnam Avenue, northeast corner, Block 3501,  
Lot 1, Ridgewood, Borough of Queens.

At Supreme Court, Special Term, Part I, Mr. Justice Rabin  
annulled the determination of the Board and remitted the entire  
proceeding to the Board for reconsideration with leave to the parties  
to submit such other and further proof before the board as they may  
be advised. (N. Y. Law Journal, June 10, 1960, page 15).

\* \* \* \* \*

**Matter of Glennon vs. Murdock:**—On March 31, 1959 the Board  
denied an application under Section 7h of the Zoning Resolution, to  
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of a non-transient parking lot for pleasure-type vehicles only for  
a term of ten (10) years; Calendar Number 592-58-BZ; Premises  
276 Bedford Park Boulevard, East 200th Street, south side, 36.33  
feet west of Bainbridge Avenue, Block 3297, Lot 19, Borough of  
The Bronx.

At Special Term, Supreme Court, Mr. Justice Jacob Markowitz  
sustained the Board and dismissed the petition. (N. Y. Law Journal,  
June 2, 1960, page 15).

\* \* \* \* \*

**Matter of Faith for Today, Inc. vs. Murdock, et al:**—On March  
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ough Superintendent; Calendar Number 559-58-A; Premises 108-43  
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Lot 44, Forest Hills, Borough of Queens.

At Special Term, Supreme Court, Part I, Mr. Justice Margett sus-  
tained the Board and dismissed the petition. (New York Law Jour-  
nal, November 23, 1959, page 14).

At the Appellate Division, Supreme Court, Second Department,  
the determinations of the Board and Superintendent of Buildings  
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directing Superintendent of Buildings to issue alteration permit  
sought by petitioner. (N. Y. Law Journal, June 21, 1960, page 13).

\* \* \* \* \*

**Matter of Cutrano vs. Board:**—On January 26, 1960, the Board  
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Number 239-26-BZ—Vol. III, Part II; Premises 1890-1900 McDonald  
Avenue and 354-360 Quentin Road, southwest corner, Block 6657,  
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At Special Term, Supreme Court, Part I, Mr. Justice Cone denied  
a motion to restrain the owner from proceeding with the construction  
of his building in accordance with the variance. (New York Law  
Journal, May 5, 1960, pages 14 and 15).

At Supreme Court, Special Term, Part 1, Mr. Justice Keogh  
sustained the Board, vacated the order of certiorari and dismissed  
the proceeding. (N. Y. Law Journal, June 17, 1960, page 13).



# CALENDAR

## DOCKET

*New Cases Filed up to June 28, 1960*

*Cal. No. Dept. Premises Affected*

**470-60-SM**—Case No. 3000 Wall Hung Piece Non-Overflow Water Closet, manufactured by Case Manufacturing Corp., Division of Ogden Corp., Material.

**471-60-BZ**—B.Bx.—1668 Bryant Avenue, east side, 24.75 feet north of East 173rd Street, Block 3002, Lot 2, Borough of The Bronx, Alt. 74-60, re—parking and storage of motor vehicles, residence use district.

**472-60-BZ**—B.Bx.—1570 Hoe Avenue, east side, 75 feet south of East 173rd Street, Block 2989, Lot 20, Borough of The Bronx, Alt. 75-60, re—parking and storage of motor vehicles, residence use district.

**473-60-BZ**—B.Bx.—656-658 Casanova Street, east side, 150 feet south of Spofford Avenue, Block 2765, Lot 195, Borough of The Bronx, Alt. 442-60, re—parking lot for motor vehicles, residence use district.

**474-60-BZ**—B.B.—254-272 Livingston Street, southwest corner Bond Street, Block 165, Lot 29, Borough of Brooklyn, Alt. 1815-60, re—change in occupancy from stores and warehouse to stores and public garage for more than 5 motor vehicles, business use district.

**475-60-SM**—Econolite No. 27A, lightweight aggregate (fine and coarse) for structural concrete, manufactured by Econolite Corp., Material.

**476-60-BZ**—B.Q.—70-17 Cooper Avenue and 71-80 to 71-86 71st Street, northwest corner, Block 3686, Lot 46, Glendale, Borough of Queens, N.B. 613-60, re—funeral parlor and 2 car garage, and open parking accessory to funeral parlor, retail and residence use district.

**477-60-BZ**—B.Bx.—1536-1540 Sedgwick Avenue, east side, 1068.43 feet south of West 176th Street, and 1559 Undercliff Avenue, Block 2880, Lots 29, 43 and 45, Borough of The Bronx, Alt. 190-60, re—proposal to change use of premises from 2 family dwelling and parking and storage of 3 motor vehicles accessory to dwelling, to 2 family dwelling, and storage and parking of more than 5 motor vehicles, residence use district.

**478-60-BZ**—B.B.—2547 Cropsey Avenue and 282-294 Bay 41st Street, northeast corner, Block 6908, Lots 1 and 7, Borough of Brooklyn, Alt. 1210-60, re—proposed extension of building to be used for store; proposed extension exceeds permitted percentage of coverage, D-area, residence use district.

**479-60-A**—B.Q.—133-15 120th Avenue, northwest corner 134th Street, Block 11697, Lot 31, South Ozone Park, Borough of Queens, Alt. 879-60, re—frame building, proposed change of use from club house to church, office and Sunday School; area and height of building exceeds limits.

**480-60-BZ**—B.Q.—45-24 159th Street, west side, 220 feet south of 45th Avenue, Block 5437, Lot 62, Flushing, Borough

of Queens, Alt. 550-60, re—proposed conversion of a one family dwelling to a two family dwelling—new extension to building with less than a 5 feet side yard, G-1 area, residence use district.

**481-60-BZ**—B.Q.—67-48 165th Street, west side, 90 feet north of 69th Avenue, Block 6918, Lot 63, Flushing, Borough of Queens, Alt. 578-60, re—proposed conversion of a one family dwelling to a two family dwelling in a G-1 area, residence use district.

**482-60-SA**—Heetwave Salamander, Model HWG-2050, manufactured by the Hauck Manufacturing Co., Appliance.

**483-60-SA**—Dixie Gas Range, various models, manufactured by Dixie Products, Inc., Appliance.

**484-60-SM**—Cavitex Cement Brick, manufactured by Frank and Victor Frassetto, Material.

**485-60-A**—B.B.—3521 Avenue L, northwest corner East 36th Street, Block 7635, Lot 1, Borough of Brooklyn, Alt. 1589-60, re—conversion of a frame building from a two family dwelling to a three family multiple dwelling.

**486-60-SM**—Cayuga Water Closet, Plate No. K-3640-PB, Vitreous china wall hung water closet with tank, manufactured by Kohler Company, Material.

**487-60-SM**—Tensilform, full hard centering for support of conventional or lightweight aggregate concrete, manufactured by Wheeling Corrugating Company, Material.

## *Restored to Docket*

**137-60-A**—B.B.—2823 West 29th Street, east side, 175 feet south of Neptune Avenue, Block 7011, Lot 79, Borough of Brooklyn, Alt. 3243-59, re—increase in occupancy, within a frame structure on the same lot.

**80-54-BZ**—B.M.—148-152 East 39th Street, south side, 100 feet west of 3rd Avenue, Block 894, Lot 52, Borough of Manhattan, Amendment to Alt. 1669-53, re—opened for consideration as to extension of time to complete, re—conversion and use of present apartments on the 1, 2, 3, 4 and 5th stories to business use offices and a proposed coffee shop and cocktail lounge—residence use district.

**259-39-BZ**—B.Q.—57-18 to 57-24 Granger Street, south side, 131 feet east of Martense Avenue, Block 1950, Lot 46, Corona, Borough of Queens, Alt. 129-50, reopened for consideration as to extension of term of variance, re—garage for eight motor vehicles—residence use district.

**409-58-BZ**—B.B.—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48, Borough of Brooklyn, Alt. 1998-58, reopened for consideration as to extension of time to complete, re—1-story extension to the present building for automatic auto laundry, auto repairs, parking and storage, etc.—retail and residence use, C area district.



# CALENDAR

35-59-BZ—Vol. II—B.M.—30-34 West 58th Street, south side, 400 feet west of 5th Avenue and 23-25 West 57th Street, Block 1273, Lots 19, 20, 54, 55 and 56, Borough of Manhattan, Alt. 603-60, re—parking and storage of more than 5 motor vehicles; extension of existing parking lot—restricted retail use district.

532-44-BZ—Vol. II—B.R.—42-44 Brighton Street, west side, 464 feet south of Amboy Road, Block 7900, Lot 37, Tottenville, Borough of Richmond, Alt. 301-47 reopened for consideration as to extension of term of variance, re—restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards—residence use district.

915-57-BZ—B.Bx.—3625 Eastchester Road, southwest corner of East 222nd Street, Block 4716, Lot 28, Borough of The Bronx, N.B. 156-56, reopened for consideration as to amendment of resolution and extension of time to complete, re—gasoline service station, office, lubritorium, parking and storage, etc.—retail and residence use district.

374-37-BZ—Vol. III—B.Bx.—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of The Bronx, N.B. 900-58, reopened for consideration as to amendment of resolution and extension of time to complete, re—gasoline and oil service station, lubritorium, parking and storage, etc.—business use district.

574-59-BZ—Vol. II—B.Bx.—1143-1151 Ogden Avenue, west side, 100 feet south of Union Place, Block 2526, Lot 95, Borough of The Bronx, Alt. 721-58, re—bowling alley—local retail and residence use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

|                                                                                             | Last Publication               |
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| Carbon Dioxide Liquefier Rules..                                                            | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of .....                       | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                        | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                               | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                            | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                     | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                            | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                           | Sept. 15, 1955.                |
| Elevator Rules .....                                                                        | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....              | Feb. 1, 1956.                  |
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| Fire Drill Rules .....                                                                      | April 15, 1958.                |
| Fire Resistive, Flameproof, Materials, etc., Rules for Testing of .....                     | June 23, 1960—Vol. 45, No. 25  |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | June 30, 1960—Vol. 45, No. 26  |
| Fireproof Wood, Testing of.....                                                             | Apr. 13, 1937—Vol. 22, No. 15  |
| Gas Shut-Off Rules .....                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                   | June 5, 1928—Vol. 13, No. 23   |

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| Insulating Fibre Board Rules ....                                                                    | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                                     | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                               | June 25, 1959—Vol. 44, No. 25  |
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| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....           | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                                 | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..... | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                            | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories Rules for..                                                                     | Mar. 31, 1960—Vol. 45, No. 13  |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                        | June 30, 1960—Vol. 45, No. 26  |
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Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

**JULY 12, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 12, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the followings matters:

### 887-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the extension in area and reconstruction of an existing gasoline selling station, office and greasing and extend these uses to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—112-45 to 112-57 (112-47 official) Northern Boulevard, and 112-70 to 112-78 Astoria Boulevard, northwest corner, Block 1707, Lot 19, Corona, Borough of Queens.

### 95-46-BZ—Vol. III

**APPLICANT**—Charles M. Spindler for S.J.S. Realty Corporation, owner.

**SUBJECT**—Application reopened March 1, 1960 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a 2nd floor extension to an existing factory building and a one story concrete block building to be used for paint storage and parking and storage of the owner's vehicles, also for employees and customers no fee charged.

**PREMISES AFFECTED**—126-09 to 126-25, (126-15 official) 89th Avenue and 87-71 to 87-79 226th Street, northeast corner, Block 9335, Lot 60, Richmond Hill, Borough of Queens.

### 118-60-BZ

**APPLICANT**—Dominick Salvati and Son for Joseph G. Bamback, owner.



# CALENDAR

**SUBJECT**—Application February 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of the present garage into two shops to be operated independently, for light manufacturing of a type permitted in a business use district, the manufacturing area exceeds the 5% permitted floor space in a retail use district.

**PREMISES AFFECTED**—1815-1819 Gates Avenue, west side, 90.07 feet North of Seneca Avenue, Block 3454, Lot 47, Ridgewood, Borough of Queens.

## 180-60-BZ

**APPLICANT**—Burke and Groh for Marcap Realty, owner.

**SUBJECT**—Application March 10, 1960—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium and minor auto repairs.

**PREMISES AFFECTED**—191-15 Northern Boulevard, northwest corner of 192nd Street, Block 5367, Lots 5 and 7, Flushing, Borough of Queens.

## 259-33-BZ—Vol. II

**APPLICANT**—M. W. Del Gaudio for Elena Lupo and Joseph Lupo, owners, doing business as Jotel Company.

**SUBJECT**—Application reopened March 1, 1960 as Volume II—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in an unrestricted and residence use district, the extension of the manufacturing on the first floor from the unrestricted use portion of the floor into the residence use portion of the floor and continue the present manufacturing.

**PREMISES AFFECTED**—4510 Bullard Avenue, east side, 103.24 feet north of East 239th Street and 4511 Bronx Boulevard, Block 5074, Lot 13, Borough of the Bronx.

## 120-60-A

**APPLICANT**—M. W. Del Gaudio for Elena A. Lupo and Joseph Lupo owners, doing business as Jotel Company.

**SUBJECT**—Application February 9, 1960—Appeal from decision of the Borough Superintendent re—egress.

**PREMISES AFFECTED**—4510 Bullard Avenue, east side, 103.24 feet north of East 239th Street and 4511 Bronx Boulevard, Block 5074, Lot 13, Borough of The Bronx.

## 265-60-BZ

**APPLICANT**—Elliot Saltzman for Palisades Management Corporation, owner.

**SUBJECT**—Application April 12, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles of the passenger type.

**PREMISES AFFECTED**—1806-1808 Palisade Place, east side, 162.26 feet north of Popham Avenue, Block 2877, Lot 548, Borough of the Bronx.

## 921-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubricatorium, office and car wash and extend the uses to include minor auto repairs, salesroom, utility room, ground sign, parking and storage of motor vehicles and the installation of five (5) additional 550 gallon gasoline tanks.

**PREMISES AFFECTED**—71-10 to 71-20 (71-20 official) Roosevelt Avenue, and 40-02 to 40-08 72nd Street, southwest corner, Block 1303, Lot 9, Jackson Heights, Borough of Queens.

## 201-60-BZ

**APPLICANT**—Leonard F. Rothkrug and Louis Bellini for Sarah Naham, owner; Key Food, lessee.

**SUBJECT**—Application March 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the extension of a retail supermarket portion of a retail store building to cover more than the permitted area.

**PREMISES AFFECTED**—195-03 to 195-11 Jamaica Avenue, northeast corner, of 195th Street, Block 10459, Lot 1, Hollis, Borough of Queens.

## 725-59-BZ

**APPLICANT**—Albert Melniker for Fox Hills Realty Corporation, Incorporated, owner.

**SUBJECT**—Application November 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the parking of employees and customers' cars on the residence portion of the plot, for a term of fifteen (15) years.

**PREMISES AFFECTED**—357 Targee Street, and 45 Waverly Place, northeast corner, and 30 Wiederer Place and 50 Osgood Avenue, Block 635, Lot 1, Clifton, Borough of Richmond.

## 117-60-BZ

**APPLICANT**—Charles M. Spindler for Joseph Appleman and Ralph Roimischer, owners.

**SUBJECT**—Application February 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing (non-automatic), office sales of accessories, minor repairs with hand tools only, safety inspection and parking and storage of motor vehicles for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—1727-1733 Fulton Street, north side, 190.1 feet east of Marion Street, 24-44 Marion Street, Block 1694, Lot 11, Borough of Brooklyn.

## 160-60-BZ

**APPLICANT**—Guerino Salerni for John Kammerdeiner, owner.

**SUBJECT**—Application March 4, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution to permit in a residence use district, the extension of an existing business building.

**PREMISES AFFECTED**—32-15 33rd Street, east side, 125 feet south of Broadway, Block 621, Lot 31, Astoria, Borough of Queens.

## 287-60-BZ

**APPLICANT**—Victor E. Block for Bennett Avenue Parking Corporation, owner.

**SUBJECT**—Application April 19, 1960—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot extending from the business use into the residence use portion of the plot.

**PREMISES AFFECTED**—372 East 199th Street, west side, 68.35 feet north of Decatur Avenue, Block 3284, Lot 32, Borough of the Bronx.

## 209-60-BZ

**APPLICANT**—Aaron Halpern for Jaye and Gaby Corporation, owners.

**SUBJECT**—Application March 18, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the change in use of the cellar from storage and boiler room to boiler room and the extension of the factory from the first floor to the cellar.

**PREMISES AFFECTED**—189-33 to 189-35 (189-33 official) Linden Boulevard, and 116-46 to 116-52 190th Street, northwest corner, Block 11059, Lot 21, St. Albans, Borough of Queens.



# CALENDAR

## 229-60-BZ

APPLICANT—Robert Gottlieb for Max Greenberg, owner.  
SUBJECT—Application March 28, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.  
PREMISES AFFECTED—2484-2490 Arthur Avenue, east side, 65 feet north of East 189th Street, Block 3078, Lot 4, Borough of the Bronx.

## 923-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.  
SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station and office and extend the uses to include gasoline service station, lubritorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles with curb cuts within 75 feet of a residence use district.  
PREMISES AFFECTED—235-15 Braddock Avenue, and 89-40 to 89-46 Gettysburg Street, northwest corner, Block 7974, Lot 67, Hollis, Borough of Queens.

## 191-60-BZ

APPLICANT—Murray L. White for William Cantelmi, owner.  
SUBJECT—Application March 15, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the change in use of the present two story stable to a one story building for the storage of non-combustible building materials and the one story masonry building to a non-storage garage for four (4) motor vehicles without the required rear yard and the parking and storage of the owner's motor vehicles on the open area.  
PREMISES AFFECTED—421-425 Rochester Avenue, east side, 164 feet south of East New York Avenue, Block 4596, Lot 112, Borough of Brooklyn.

## 192-60-A

APPLICANT—Murray L. White for William Cantelmi, owner.  
SUBJECT—Application March 15, 1960—Filed pursuant to Section 36 of General City Law re—proposed legalizing of a 3 car garage accessory to dwelling on lot which does not face on a legally mapped street, and an Appeal from a decision of the Borough Superintendent re—Class 3 and 4 Construction.  
PREMISES AFFECTED—421-425 Rochester Avenue, east side, 164 feet south of East New York Avenue, Block 4596, Lot 112, Borough of Brooklyn.

## 266-60-BZ

APPLICANT—Elliot Saltzman for Anita Derevensky, owner.  
SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7i and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection and maintenance of a one story building as a motor vehicle repair shop excluding body and fender work and occupying more than the permitted area coverage.  
PREMISES AFFECTED—563-565 Utica Avenue, east side, 285 feet south of Rutland Road, Block 4604, Lot 69, Borough of Brooklyn.

## 262-60-BZ

APPLICANT—Frank L. Thompson for Robert J. Mack-soud, owner; Bay Ridge Medical Group, H.I.P., lessee.  
SUBJECT—Application April 8, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use district

the extension of the medical center on the first floor of an existing building presently used as a medical center and dwelling to include the cellar and second floor and two garage buildings and a proposed extension in the rear yard exceeding the permitted area coverage and encroaching on the required rear yard.

PREMISES AFFECTED—7708-7712 Fourth Avenue, west side, 43 feet south of 77th Street, Block 5960, Lot 42, Borough of Brooklyn.

## 271-60-BZ

APPLICANT—Leonard F. Rothkrug, Ross and Atkin for Louis C. Thommone, owner; Gun Hill Manor, lessee.  
SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a restricted retail use district, the change in occupancy and extension of a restaurant and snack bar to catering and cabaret with accessory customer and employee parking, all for a temporary term of 20 years.  
PREMISES AFFECTED—1920-1924 Gun Hill Road, west side, 175 feet north of Waring Avenue, Block 4505, Lot 9, Borough of the Bronx.

## 230-60-BZ

APPLICANT—Haus and Bresin for United Sports Center Incorporated, owner.  
SUBJECT—Application March 28, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of an existing building from theatre, stores, club room and dance studio to bowling alleys with accessory restaurant and bar, extending from retail use into the residence use portion of the plot.  
PREMISES AFFECTED—7118 Third Avenue and 261-281 72nd Street, northwest corner, Block 5890, Lot 43, Borough of Brooklyn.

## 231-60-A

APPLICANT—Haus and Bresin for United Sports Center Incorporated, owner.  
SUBJECT—Application March 28, 1960—Appeal from a decision of the Borough Superintendent—re—Construction and egress.  
PREMISES AFFECTED—7118 Third Avenue and 261-281 72nd Street, northwest corner, Block 5890, Lot 43, Borough of Brooklyn.

## 205-60-BZ

APPLICANT—Leonard F. Rothkrug for Edward I. Friedman, owner; Eleanor Worley Blenman, lessee.  
SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing five story building occupied as doctor's office and dwelling, the change in occupancy to editorial offices on the fourth and fifth stories in conjunction with a one family dwelling for a temporary term of ten (10) years.  
PREMISES AFFECTED—130 East 74th Street, south side, 112 feet 6 inches west of Lexington Avenue, Block 1408, Lot 161, Borough of Manhattan.

## 206-60-A

APPLICANT—Leonard F. Rothkrug for Edward I. Friedman, owner; Eleanor Worley Blenman, lessee.  
SUBJECT—Application March 18, 1960—Appeal from a decision of the Borough Superintendent re—change in use, stairs enclosures, stairs and windows, etc.  
PREMISES AFFECTED—130 East 74th Street, south side, 112 feet 6 inches, west of Lexington Avenue, Block 1408, Lot 161, Borough of Manhattan.

## 338-60-BZ

APPLICANT—M. Milton Glass for Mayer Whittlesey Glass and 39 West 12th Street Corporation, owners.  
SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning



# CALENDAR

Resolution, to permit in a business and residence use, B and D area,  $\frac{3}{4}$  and  $1\frac{1}{2}$  height district the erection of a multiple dwelling with a North and South wing, the South wing located in a D area, Class  $\frac{3}{4}$  height district exceed the permitted height and exceeds the permitted area coverage, the North wing located in a "B" area district encroaches on the required rear yard.

**PREMISES AFFECTED**—37-39 West 12th Street, north side, 400 feet west of 5th Avenue, and 12-28 West 13th Street, south side, 235 feet west of 5th Avenue, Block 576, Lots 25, 27, 29, 30, 31, 33, 61, and 62, Borough of Manhattan.

## 275-56-BZ—Vol. II, Part II

**APPLICANT**—Kenneth W. Milnes for Harold S. Goetz, owner; Shell Oil Company, lessee.

**SUBJECT**—Application reopened March 8, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, office, sales, car wash, non-automatic, and lubricatorium.

**PREMISES AFFECTED**—929 Manor Road, northeast corner of Lincoln Street, Block 700, Lot 1, Castleton Corners, Borough of Richmond.

## 23-60-BZ

**APPLICANT**—Dominick Salvati and Son for Packer Super Market Incorporated, owner.

**SUBJECT**—Application January 6, 1960, decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension, excessive in built area to an existing supermarket, extending from the business use district, into the residence use district, a one story extension to house an additional refrigerator; a 6 foot 10 inch wide entrance and show window on 46th Street, both located within 75 feet of a residence district.

**PREMISES AFFECTED**—4601 New Utrecht Avenue, southeast corner of 46th Street, Block 5621, Lot 21 (formerly Lot 23), Borough of Brooklyn.

## 840-49-BZ

**APPLICANT**—Samuel Rosenblum for Frederico Construction and Realty Company, Inc., owner.

**SUBJECT**—Application reopened June 14, 1960 for consideration as to extension of term of variance, expired April 12, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy from store and dwellings to manufacturing.

**PREMISES AFFECTED**—315 East 53rd Street, north side, 177 feet east of 2nd Avenue, Block 1346, Lot 8, Borough of Manhattan.

## 492-29-BZ—Vol. V

**APPLICANT**—Lawrence M. Rothman for Theobold Brothers Corp., owner.

**SUBJECT**—Application reopened June 14, 1960 for consideration as to extension of term of variance, expires June 28, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the continuation on first floor of existing multiple dwelling, a limited business occupancy, facing Grand Concourse and Boulevard.

**PREMISES AFFECTED**—2183-2185 Grand Concourse, west side, 154.94 feet south of East 182nd Street, Block 3162, Lot 30, Borough of The Bronx.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 865-59-BZ

**APPLICANT**—Dominick Salvati and Son for Philip Pin-cus, owner.

**SUBJECT**—Application December 18, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an F area district, the erection of a two family dwelling with less than the required setbacks.

**PREMISES AFFECTED**—268-03 Union Turnpike, northeast corner, of 268th Street, Block 2551, Lot 24, Bellerose, Borough of Queens.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; applicant to file dimensioned drawing of setbacks in connection with adjacent dwelling; then to July 12, 1960, for decision; applicant to submit revised drawings and obtain new decision from Borough Superintendent.

## 885-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7i and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station and extend the present use of gasoline service station to include lubricatorium, minor auto repairs, car washing, sales room, utility room, ground sign, parking and storage of motor vehicles extending from the local retail use into the residence use with business entrances and curb cuts within 75 feet of the residence use district.

**PREMISES AFFECTED**—241-02 to 241-10 (241-02 official) Merrick Boulevard and 134-01 to 134-07 241st Street, southeast corner, Block 13205, Lot 34, Laurelton, Borough of Queens.

**Hearing closed**—Laid over from June 21, 1960, to July 12, 1960, for inspection and decision; applicant to file new elevations and revised plans.

## 483-37-BZ—Vol. III

**APPLICANT**—Henry George Greene for R. & P. Associates, Incorporated, owner.

**SUBJECT**—Application reopened March 8, 1960 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail-1 and business-1 use district, in an existing one story building occupied as stores and garage, the extension of the garage facilities by the erection of two additional floors.

**PREMISES AFFECTED**—821 to 827 7th Avenue and 159 to 167 West 53rd Street, northeast corner, and 156 to 158 West 54th Street, Block 1006, Lot 1, Borough of Manhattan.

**Hearing closed**—Laid over from June 21, 1960, to July 12, 1960, for inspection and decision.

## 888-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the modernization of the present service building of an existing gasoline service station, lubricatory and auto laundry and extend the uses to include car washing, salesroom, utility room, minor auto repairs, hand tools only, ground sign, install five (5) additional 550 gallon gasoline tanks, rearrange curb cuts, and parking and storage of motor vehicles.

**PREMISES AFFECTED**—71-01 to 71-19 (71-05 official) Myrtle Avenue, and 72-04 to 72-14 71st Place, northwest corner, and 71-02 to 71-22 Cooper Avenue and 72-01 71st Street, Block 3692, Lot 1, Ridgewood, Borough of Queens.

**Hearing closed**—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.



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## 9-60-BZ

APPLICANT—Maxfield Blaufeux for Jerome Avenue Brooklyn, Incorporated, owner.

SUBJECT—Application January 7, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a "D" area district, the erection of a one story extension to the present two story building for use as an addition to the existing Post Office and occupying more than the permitted area coverage.

PREMISES AFFECTED—2602-2628 East 18th Street, west side, from Avenue Z to Jerome Avenue, 1714-1724 Avenue Z and 1721-1723 Jerome Avenue, Block 7462, Lots 6 and 7, Borough of Brooklyn.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.

## 341-43-BZ—Vol. V

APPLICANT—Martyn N. Weston for 3319 Realty Corporation, owner.

SUBJECT—Application reopened January 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district the conversion of a bank of 57 single car public garages into a "laundry supplies and garment storage" area, and an open parking lot for Riteway Laundry employees.

PREMISES AFFECTED—3319-3325 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lots 1, 13 and 23, Borough of Brooklyn.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision; applicant changed the basis of his application for Section 7c to 7e.

## 290-50-BZ—Vol. II

APPLICANT—William J. Calise for Joan Levin, owner.

SUBJECT—Application reopened December 22, 1959 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a store building with parking for patrons' cars.

PREMISES AFFECTED—695 to 715 Avenue Z northside from East 1st to East 2nd Streets, 2569 to 2579 East 1st Street and 2574 to 2584 East 2nd Street, Block 7217, Lots 38 and 49, Borough of Brooklyn.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.

## 125-60-BZ

APPLICANT—Leonard F. Rothkrug for Jaspa Specialties Company, owner; Governale Brothers, Incorporated, lessee.

SUBJECT—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and E-1 area district, the erection of a one story extension exceeding the permitted area coverage for a D area district and encroaching on the required setback for an E-1 area district and extend the present factory for the manufacture of metal products from the business use portion into the residence use portion of the plot with accessory welding, paint dipping, warehouse and with parking for employees and customers cars within the residence use district.

PREMISES AFFECTED—5402-5424 Avenue N and 1575-1587 and 1591-1593 East 54th Street, southeast corner, and 1534-1552 East 55th Street, Block 7899, Lot 39, Borough of Brooklyn.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision; applicant to file revised drawing.

## 859-59-BZ

APPLICANT—Gallop Climenko and Gould for 345 East 56th Street Company, owner.

SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning

Resolution, to permit in a local retail and residence use district, the erection of a multiple dwelling with stores on the first floor, extending from the local retail use into the residence use district.

PREMISES AFFECTED—1023-1031 First Avenue and 345-353 East 56th Street, northwest corner, Block 1349, Lots 22 to 27 inclusive and 122, Borough of Manhattan.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.

## 129-60-BZ

APPLICANT—Paul Friedman for C.R.H.O., Incorporated, owner; General Outdoor Advertising Company, lessee.

SUBJECT—Application February 25, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic car washing, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) cars and ground sign in a retail use district, for a term of fifteen (15) years.

PREMISES AFFECTED—106-19 Rockaway Boulevard, north west corner of 107th Street, Block 11473, Lot 7, Ozone Park, Borough of Queens.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.

## 105-60-BZ

APPLICANT—Harry G. Savran for Greenpoint Warehouse Terminal Co., Incorporated, owner.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the maintenance of a drug store on the first floor of an existing multiple dwelling occupied by Doctors' offices.

PREMISES AFFECTED—1749 Grand Concourse, northwest corner of Clifford Place and 1740 Walton Avenue, northeast corner of Clifford Place, Block 2822, Lot 19, Borough of The Bronx.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.

## 59-60-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Harry Levy, owner.

SUBJECT—Application January 26, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of an extension to an existing dwelling with less than the required distance from the rear lot line and setback from the street line.

PREMISES AFFECTED—219-04 Stewart Road, south east corner of 219th Street, Block 7794, Lot 460, Queens Village, Borough of Queens.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.

## 70-60-BZ

APPLICANT—John F. Fitzsimons for Lorma Restaurant, Incorporated, owner.

SUBJECT—Application February 2, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the accessory parking to an existing restaurant from the local retail use into the residence use portion of the plot.

PREMISES AFFECTED—167-19 Northern Boulevard, and 41-10 to 41-28 168th Street, northwest corner, and 40-51 167th Street, Block 5342, Lots 1, 64 and 11, Flushing, Borough of Queens.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.



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## 431-49-BZ—Vol. III

APPLICANT—Max Horn, for Donohue Holding Corp., owner; Gerard Letterin, doing business as J & L Automotive Service, lessee.

SUBJECT—Application reopened April 21, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the construction of a one story extension to the north end and a two story extension to the south end of the service building of an existing gasoline service station to house the present motor vehicle repairs and one dwelling on the second floor of the two story extension, add three gasoline pumps, four (4) new 550 gallon gasoline tanks and one new curb cut, with the two story extension encroaching on the required setback.

PREMISES AFFECTED—103-21 to 103-37 Springfield Boulevard (103-31 official) and 218-83 to 218-89 104th Avenue northeast corner, Block 11153, Lot 7, Queens Village, Borough of Queens.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.

## 915-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station, two car garage, grease pits and accessory office and extend the uses to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—59-10 to 59-22 Fresh Pond Road, and 61-01 to 61-03 59th Road, northwest corner, and 59-09 to 59-25 61st Street, Block 2740, Lot 56, Maspeth, Borough of Queens.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.

## 82-60-BZ

APPLICANT—Leonard F. Rothkrug for Abso Mason Contracting Corporation, owner; Precision Mason Contracting Corporation, lessee.

SUBJECT—Application February 8, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of a portion of the building from sales and distribution of dairy products to stamping and assembly of vinyl and metal products and the construction of an extension of the building to occupy more than the permitted area.

PREMISES AFFECTED—2404-2410 McDonald Avenue, west side, 92 feet south of Village Road South, Block 7149, Lots 10, 11, 12, Borough of Brooklyn.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.

## 275-58-BZ—Vol. II

APPLICANT—J. M. Berlinger for Martin Brown and William Turner, owners.

SUBJECT—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area and Class 1 height district, the erection of a multiple dwelling exceeding the permitted height in a Class 1 district within two miles of a designated airport and beyond 100 feet of the wider street, Far Rockaway Boulevard.

PREMISES AFFECTED—1261 Far Rockaway Boulevard, southwest corner of Beach 12th Street, Block 35, Lots 17 and 25, Far Rockaway, Borough of Queens.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.

## 182-60-A

APPLICANT—J. M. Berlinger for Martin Brown and William Turner, owners.

SUBJECT—Application March 7, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 4, subdivision 33, re—open spaces, curb level, etc.

PREMISES AFFECTED—1261 Far Rockaway Boulevard, south side, 170 feet west of Beach 12th Street, Block 35, Lots 17, 27, 31 and 45, Far Rockaway, Borough of Queens.

## 35-34-BZ—Vol. V

APPLICANT—Robert Gottlieb for Samuel and Harry Ginsberg, owners.

SUBJECT—Application reopened April 26, 1960 as Volume V—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district on a plot presently occupied as a parking lot, the erection of a one story building to be occupied partially as a retail store with the balance occupied as motor vehicle repair shop with hand tools only and the mounting of tires for a term of ten (10) years.

PREMISES AFFECTED—60-74 Wadsworth Avenue, northwest corner of West 176th Street, Block 2145, Lot 54, Borough of Manhattan.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.

## 210-60-BZ

APPLICANT—Casale and Nowell for Arthur B. Krim, owner.

SUBJECT—Application March 21, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, "B" area district in an existing five (5) story, cellar and sub-cellar building occupied as a one family dwelling, the erection of a one story rear extension to cover the entire lot that exceeds the permitted area coverage and does not provide the required rear yard.

PREMISES AFFECTED—33 East 69th Street, north side, 150 feet west of Park Avenue, Block 1384, Lot 30, Borough of Manhattan.

Hearing close.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.

## 220-60-BZ

APPLICANT—Frederick A. Ketcher for Louis Fayne, owner.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of five years.

PREMISES AFFECTED—204-208 West 147th Street, south side, 100 feet west of 7th Avenue, Block 2032, Lots 38, 39, 40, 41 and 42, Borough of Manhattan.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.

## 221-60-BZ

APPLICANT—Frederick A. Ketcher for Louis Fayne, owner.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—214-216 Bennett Avenue, west side, 819 feet north of West 187th Street, Block 2180, Lot 543, Borough of Manhattan.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision.



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## 727-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Incorporated, owner.

SUBJECT—Application November 6, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a local retail and residence use district, the change in use, of the present accessory garage to the existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—2-8 Fifth Avenue, and 14 Washington Square, northwest corner, and 4-6 West 8th Street, Block 551, Lot 1, Borough of Manhattan.

Hearing closed.—Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send out notices; then to June 28, 1960, for publication in the Bulletin under the applicable sections of the Zoning Resolution and the Multiple Dwelling Law; for continued hearing and for inspection; applicant to file sign drawing; then to July 12, 1960, for inspection and decision.

## 140-60-A

APPLICANT—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Inc., owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1-d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—2-8 5th Avenue and 14 Washington Square North, northwest corner, Block 551, Lot 1, Borough of Manhattan.

## 714-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Beekman Town House, Incorporated, owner.

SUBJECT—Application November 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60(1d) of the Multiple Dwelling Law, to permit in a local retail and residence use district, the change in use of the present accessory garage of the existing multiple dwelling to allow the surplus parking space for transient parking.

PREMISES AFFECTED—1058-1064 Third Avenue, and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40 (37-43 incl. and 141), Borough of Manhattan.

Hearing closed.—Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send out new notices; then to June 28, 1960, for publication in the Bulletin under the applicable sections of the Zoning Resolution and the Multiple Dwelling Law; for continued hearing and for inspection; applicant to file sign drawing; then to July 12, 1960, for inspection and decision.

## 139-60-A

APPLICANT—Julian Roth of Emery Roth and Sons for Beekman Town House, owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—1058-1064 Third Avenue and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40, Borough of Manhattan.

## 743-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Flagler Park Estates, Incorporated, owner.

SUBJECT—Application November 6, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a residence use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—30-38 Park Avenue, and 38-50

East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

Hearing closed.—Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send new notices to affected owners; then to June 28, 1960, for applicant to submit additional drawings; and for publication in the Bulletin under the applicable sections of the Zoning Resolution and the Multiple Dwelling Law; for continued hearing and for inspection; applicant to file sign drawing; then to July 12, 1960, for inspection and decision.

## 142-60-A

APPLICANT—Julian Roth of Emery Roth & Sons for Flagler Park Estates, owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—30-38 Park Avenue and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

## JULY 12, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 12, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:

## 102-60-A

APPLICANT—Hadyn H. Craigwell for Hylas Strangs, owner.

SUBJECT—Application February 17, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 231 of the Multiple Dwelling Law re—egress.

PREMISES AFFECTED—1060 Grant Avenue, east side, 157 feet south of East 166th Street, Block 2448, Lot 10, Borough of The Bronx.

## 264-45-A—Vol. II

APPLICANT—Philip Freshman for M & J Knitcraft Company, Incorporated, owner.

SUBJECT—Application reopened May 3, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re extension and arrangement of existing factory.

PREMISES AFFECTED—1052-1054 Greene Avenue, south side, 51 feet, 8 inches west of Broadway, Block 1623, Lot 33, Borough of Brooklyn.

## 114-60-A

APPLICANT—James C. Judge for Neptune Meter Company, owner.

SUBJECT—Application February 19, 1960—appeal from the decision of Fire Commissioner re smoking in certain areas.

PREMISES AFFECTED—22-22 Jackson Avenue, south west corner of Crane Street, Block 72, Lot 73, Long Island City, Borough of Queens.

## 119-60-A

APPLICANT—Andrew Di Camillo for Pascor Realty Corporation, owner.

SUBJECT—Application February 11, 1960—appeal from a decision of the Borough Superintendent, re Exits and Conveyor from first to third floors.

PREMISES AFFECTED—452 West 19th Street, south-side, 100 feet east of 10th Avenue, Block 716, Lot 64, Borough of Manhattan.

## 123-60-A

APPLICANT—Samuel Garnett for Raalbro Realty Corporation, owner.

SUBJECT—Application February 24, 1960—appeal from a decision of the Borough Superintendent—re Class III Construction, factory height excessive.

PREMISES AFFECTED—36 West 38th Street, south-side, 412 feet east of Avenue of the Americas, Block 839, Lot 67, Borough of Manhattan.



# CALENDAR

## 137-60-A

APPLICANT—Joseph Nirenberg for Clare Marks, owner.  
SUBJECT—Application reopened June 28, 1960 for reconsideration under Article IV, Rule 5, Rules of Procedure—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 56 of the Multiple Dwelling Law re—increase in occupancy, with a frame structure on the same lot; previously dismissed for lack of jurisdiction.

PREMISES AFFECTED—2823 West 29th Street, east side, 175 feet south of Neptune Avenue, Block 7011, Lot 79, Borough of Brooklyn.

## 647-59-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Steingut, for Grand Iron Works, Incorporated, lessee, Tifran Realty Corporation, owner.

SUBJECT—Application October 8, 1959—Appeal from an order and a decision of the Fire Commissioner—re spraying equipment.

PREMISES AFFECTED—500-534 Worthen Street, east side, 400 feet north of Oakpoint Avenue, Block 2768, Lot 125, Borough of The Bronx.

## 648-59-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Steingut, for Grand Iron Works, Incorporated, lessee; Randco Realty Corporation, owner.

SUBJECT—Application October 8, 1959—Appeal from an order and a decision of the Fire Commissioner—re spraying equipment.

PREMISES AFFECTED—501-527 Worthen Street, west side, 300 feet north of Oakpoint Avenue, Block 2768, Lot 65, Borough of The Bronx.

## 649-59-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Steingut, for Grand Iron Works, Incorporated, lessee; Worthen Realty Corporation, owner.

SUBJECT—Application October 8, 1959—Appeal from an order and a decision of the Fire Commissioner—re spraying equipment.

PREMISES AFFECTED—1150 Oakpoint Avenue, south side, 75 feet east of Truxton Street, Block 2771, Lot 30, Borough of The Bronx.

## 863-59-A

APPLICANT—Harry Hurwit for Kurt Frontheim, owner.  
SUBJECT—Application December 15, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—336-340 Canal Street, south side, 25 feet 11 inches east of Church Street, Block 210, Lot 5, Borough of Manhattan.

## 916-59-A

APPLICANT—Charles L. Koester for Arnold R. Belosic, owner.

SUBJECT—Application December 31, 1959—Filed pursuant to Section 36, Article 3, of the General City Law—re building not fronting on legal street.

PREMISES AFFECTED—43-24 Cornell Lane, west side, 247.16 feet north of Northern Boulevard, Block 8129, Lot 155, Little Neck, Borough of Queens.

## 108-60-A

APPLICANT—Charles M. Spindler for Everett A. Eisenberg, owner; Eric Backmann and Company, lessee.

SUBJECT—Application February 17, 1960—Appeal from a decision of the Borough Superintendent—re frame building, extension of business use, stairways, doors and closets, etc.

PREMISES AFFECTED—27-11 41st Avenue, north side, 75.08 feet east of 27th Street, Block 405, Lot 5, Long Island City, Borough of Queens.

## 126-60-A

APPLICANT—William Karas for Department of Public Works, City of New York, owner.

SUBJECT—Application February 19, 1960—appeal from a decision of the Borough Superintendent—re location of gasoline dispensers.

PREMISES AFFECTED—205-235 East 20th Street, north side, 75 feet east of 3rd Avenue and 228-234 East 21st Street, Block 901, Lots 6, 9, 14, 41, 42, 43 and 44, Borough of Manhattan.

## 138-60-A

APPLICANT—Hurley and Hughes, for 71 Murray Street Corporation, owner.

SUBJECT—Application February 24, 1960—Appeal from a decision of the Borough Superintendent, re—Labor Law.

PREMISES AFFECTED—71-73 Murray Street, north side, 74 feet, 3¾ inches west of West Broadway, Block 132, Lot 4, Borough of Manhattan.

## 195-60-A

APPLICANT—Lama, Proskauer and Prober for Lester Lockwood Enterprises Incorporated, owner.

SUBJECT—Application March 15, 1960—Appeal from an order and a decision of the Fire Commissioner re—Sprinkler System.

PREMISES AFFECTED—2577-2585 Bedford Avenue and 2312 Avenue D, southeast corner, Block 5211, Lot 1, Borough of Brooklyn.

## 213-60-A

APPLICANT—De Rose and Cavalieri for 535-539 East 75th Street Corporation, owner; Alex Karten, president.

SUBJECT—Application March 22, 1960—Appeal from a decision of the Borough Superintendent re—factory, horizontal extension.

PREMISES AFFECTED—535-539 East 75th Street, north side, 64 feet 8½ inches west of Franklin D. Roosevelt Drive, Block 1487, Lot 23, Borough of Manhattan.

## 267-60-A

APPLICANT—Harry Silverman for Eastern Cold Storage Insulation Company, Incorporated, owner.

SUBJECT—Application April 12, 1960—Appeal from a decision of the Borough Superintendent—re Class 3 construction, office use, stairs enclosed.

PREMISES AFFECTED—141 East 40th Street, north side, 170 feet east of Lexington Avenue, Block 1295, Lot 27, Borough of Manhattan.

## 449-60-A

APPLICANT—Irontown Construction Incorporated, owner.

SUBJECT—Application June 13, 1960—Filed pursuant to Section 36 of General City Law re—buildings not facing legal streets.

PREMISES AFFECTED—163 to 199 Wolverine Street, north side, and 196 to 248 Amber Street, south side, Block 4419, Lots 60, 66, 69 to 85 and 100, 103 to 125 inclusive, New Dorp, Borough of Richmond.

MAX H. FOLEY, *Chairman*.

JULY 19, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 19, 1960*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 800-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.



# CALENDAR

**PREMISES AFFECTED**—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings; then to July 19, 1960, for applicant to file revised drawings and for decision.

**547-32-BZ—Vol. III**

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs (hand tools only) and parking and storage of motor vehicles.

**PREMISES AFFECTED**—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings, showing existing facade remaining; then to July 19, 1960, for revised plans and for decision.

MAX H. FOLEY, *Chairman*.

**JULY 19, 1960, 2 P.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, July 19, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**542-50-SA**

**APPLICANT**—C-O-Two Fire Equipment Company, owner—dry chemical fire extinguisher.

**102-53-SM**

**APPLICANT**—Whitacre-Greer Fireproofing Company, owner—clay brick.

**239-56-SM**

**APPLICANT**—Stoneman Eng. & Mfg. Company, owner—roof flashing.

**240-56-SM**

**APPLICANT**—Stoneman Eng. & Mfg. Company, owner—roof flashing.

**581-57-SM**

**APPLICANT**—United States Plywood Corp., owner—exterior plywood sheathing.

**506-59-SA**

**APPLICANT**—Cleaver-Brooks Company, owner—steam and hot water generator.

**508-59-SM**

**APPLICANT**—International Paper Company, owner—decorative wood panel.

**617-59-SA**

**APPLICANT**—T. L. Smith Company, owner—gas heated drying tumbler.

**36-60-SA**

**APPLICANT**—Acroil Products Company, Inc., owner—oil-fired salamander.

**80-60-SA**

**APPLICANT**—Gilbert & Barker Mfg. Company, owner—gasoline pump.

**100-60-SA**

**APPLICANT**—Dunkirk Radiator Corporation, owner—gas-fired boiler.

**143-60-SM**

**APPLICANT**—K-Lath Corporation, owner—paper back lath.

**144-60-SA**

**APPLICANT**—The Coleman Company, Inc., owner—gas-fired heater.

**152-60-SA**

**APPLICANT**—Hi-Qua Mfg. Company, Inc., owner—gas-fired water heater.

**216-60-SA**

**APPLICANT**—Gilbert & Barker Mfg. Company, owner—oil burner.

**242-60-SM**

**APPLICANT**—Reliable Fireproof Products Corporation, owner— $\frac{1}{2}$  and 3 hour fire door.

**285-60-SA**

**APPLICANT**—Wiesner-Rapp Company, Inc., Kelley Machine Division, owner—oil-fired salamander.

**318-60-SM**

**APPLICANT**—Goodman Cinder Block Plant Inc., owner—cinder block.

**180-46-SM**

**APPLICANT**—American Steel & Wire Division, United States Steel Corp., owner—amendment of resolution additional sizes welded wire fabric.

**583-50-SA**

**APPLICANT**—Cleaver-Brooks Company, owner—amendment of resolution, additional models of steam generators.

MAX H. FOLEY, *Chairman*.

**JULY 26, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, July 26, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**80-54-BZ**

**APPLICANT**—Philip Freshman for Dryden Hotel Associates, owner.

**SUBJECT**—Application reopened June 28, 1960 for consideration as to extension of time to complete, expired May 27, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the conversion and use of present apartments, on the 1st, 2nd, 3rd, 4th and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

**PREMISES AFFECTED**—148-152 East 39th Street, south side, 100 feet west of 3rd Avenue, Block 894, Lot 52, Borough of Manhattan.

**259-39-BZ**

**APPLICANT**—Meyer Wilen for John Crimarco, Conrad Crimarco, Joseph Crimarco and Edward Crimarco, owners.

**SUBJECT**—Application reopened June 28, 1960 for consideration as to extension of term of variance, expired June 1, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a residence use district, the maintenance of a garage for eight motor vehicles.

**PREMISES AFFECTED**—57-18 to 57-24 Granger Street, south side, 131 feet east of Martense Avenue, Block 1950, Lot 46, Corona, Borough of Queens.



# CALENDAR

## 409-58-BZ

APPLICANT—Andrew Di Camillo for Joseph Coscia, owner.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of time to complete, expired February 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 21, 7e and 7h of the Zoning Resolution, permitting in a retail and residence use, C area district, the erection of a one story extension to the present building and change uses of auto laundry, auto body repairs and paint shop and parking and storage of more than five motor vehicles to automatic auto laundry, auto repairs and parking and storage of more than five motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

PREMISES AFFECTED—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48, Borough of Brooklyn.

## 532-44-BZ—Vol. II

APPLICANT—Pasquale P. Caiazza for Rose Cali, Frank Schettino and Mildred Schettino, owners.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of term of variance, expired February 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted.

PREMISES AFFECTED—42-44 Brighton Street, west side, 464 feet south of Amboy Road, Block 7900, Lot 37, Tottenville, Borough of Richmond.

## 915-57-BZ

APPLICANT—Samuel Miller for Humble Oil and Refining Co., owner.

SUBJECT—Application reopened June 28, 1960 for consideration as to amendment of resolution and time to complete, expired April 21, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7f, 7h and 7i of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, office, lubricatorium, minor repairs, sale of auto accessories, auto laundry and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3625 Eastchester Road, 1495-1499 Oakley Avenue, northwest corner and 1144-1148 East 222nd Street, Block 4716, Lot 28, Borough of The Bronx.

## 374-37-BZ—Vol. III

APPLICANT—Samuel Miller, Humble Oil and Refining Company, owner.

SUBJECT—Application reopened June 28, 1960 for consideration as to amendment of resolution and extension of time to complete, expired April 21, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7f, 7e and 7i of the Zoning Resolution, permitting in a business use district the erection and maintenance of a gasoline and oil service station, lubricatorium, facilities for car washing and minor repairs, an office and salesroom, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 835-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of the present gasoline service station and motor vehicle repair shop and extend the area and uses to include lubricatorium, car washing, salesroom, utility room, business sign and parking and storage of motor vehicles.

PREMISES AFFECTED—5 Willowbrook Road, 747-753 Richmond Avenue, southeast corner, and 1647-1653 Forest Avenue, Block 1065, Lot 27, Graniteville, Borough of Richmond.

Hearing closed—Laid over from June 14, 1960, to July 26, 1960, for inspection and decision.

## 836-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—filed pursuant to Section 35 Article 3 of the General City Law—re premises partly located in the bed of a mapped street—proposed widening of Richmond Avenue and Forest Avenue.

PREMISES AFFECTED—5 Willowbrook Road, 747-753 Richmond Avenue, southeast corner, and 1647-1653 Forest Avenue, Block 1065, Lot 27, Graniteville, Borough of Richmond.

MAX H. FOLEY, *Chairman*.

JULY 26, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 26, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 361-60-A

APPLICANT—Albert H. Morgan for Lorraine Welch Dean, owner; Columbia Institute of Chiropractic, lessee.

SUBJECT—Application May 11, 1960—Appeal from a Review of decision of the Borough Superintendent re—Zoning matter and construction.

PREMISES AFFECTED—261 West 71st Street, north side, 190 feet east of West End Avenue, Block 1163, Lot 108, Borough of Manhattan.

## 410-60-A

APPLICANT—Lama, Proskauer and Prober for Twenty Third Operating Corporation, owner.

SUBJECT—Application May 24, 1960—Filed pursuant to Section 35 General City Law re—building located in bed of mapped street—proposed approach to Queensboro Bridge.

PREMISES AFFECTED—244-246 East 60th Street, south side, 115 feet west of 2nd Avenue, Block 1414, Lots 129 and 30, Borough of Manhattan.

## 456-60-A

APPLICANT—Harvey F. Brandenburg for Great Eastern Fuel Company, Incorporated, owner.

SUBJECT—Application June 15, 1960—Appeal from a decision of the Fire Commissioner re—Packaging combustible mixture known as "Tankleen" in one quart and one gallon sealed metal containers, in New York City—containers not in conformity with Administrative Code requirements.

## 459-60-A

APPLICANT—George G. Miller for Jasol Holding Corporation, owner.

SUBJECT—Application June 16, 1960—Appeal from a decision of the Borough Superintendent, re—exits.

PREMISES AFFECTED—12-48 150th Street, west side, 61.52 feet south of 12th Road, Block 4505, Lot 31, White-stone, Borough of Queens.

MAX H. FOLEY, *Chairman*.



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, JUNE 28, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon June 14, 1960 were approved as printed in the Bulletin of June 23, 1960, Vol. 45, No. 25.

### 547-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs (hand tools only) and parking and storage of motor vehicles.

PREMISES AFFECTED—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to July 19, 1960, at 10 A.M. for revised drawings and for decision; hearing previously closed.

### 35-34-BZ—Vol. V

APPLICANT—Robert Gottlieb for Samuel and Harry Ginsberg, owners.

SUBJECT—Application reopened April 26, 1960 as Volume V—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, on a plot presently occupied as a parking lot, the erection of a one story building to be occupied partially as a retail store with the balance occupied as motor vehicle repair shop with hand tools only and the mounting of tires for a term of ten (10) years.

PREMISES AFFECTED—60-74 Wadsworth Avenue, northwest corner of West 176th Street, Block 2145, Lot 54, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.

ACTION OF BOARD—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 341-43-BZ—Vol. V

APPLICANT—Martyn N. Weston for 3319 Realty Corporation, owner.

SUBJECT—Application reopened January 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the conversion of a bank of 57 single car public garages into a laundry supplies and garment storage area, and an open parking lot for Riteway Laundry employees.

PREMISES AFFECTED—3319-3325 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lots 1, 13 and 23, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Martyn N. Weston, Robert Mozlish and Leonard R. Rothkrug.

For Opposition: John J. Mullally, Robert T. Ilasi, Charles Errante, Mary Mackin, Frank Kenny, Irene Kenny, Anne Liguori, Helen Schmeelke Gouveia, Elizabeth Pfannschmidt, Helen Pratt and Florence Vachringer.

ACTION OF BOARD—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; applicant changed the

basis of his application from Section 7c to 7e; hearing closed.

### 431-49-BZ—Vol. III

APPLICANT—Max Horn, for Donohue Holding Corporation, owner; Gerard Letterin, doing business as J & L Automotive Service, lessee.

SUBJECT—Application reopened April 21, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the construction of a one story extension to the north end and a two story extension to the south end of the service building of an existing gasoline service station to house the present motor vehicle repairs and one dwelling on the second floor of the two story extension, add three gasoline pumps, four (4) new 550 gallon gasoline tanks and one new curb cut, with the two story extension encroaching on the required setback.

PREMISES AFFECTED—103-21 to 103-37 Springfield Boulevard (103-31 official), and 218-83 to 218-89 104th Avenue, northeast corner, Block 11153, Lot 7, Queens Village, Borough of Queens.

#### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Nelson N. Garjian, Gisela L. Corina, Linda Pancette, Joshua Giacalone, Peter J. Lee and Jennie Briody.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 290-50-BZ—Vol. II

APPLICANT—William J. Calise for Joan Levin, owner.

SUBJECT—Application reopened December 22, 1959 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a store building with parking for patrons' cars.

PREMISES AFFECTED—695 to 715 Avenue Z, north-side from East 1st to East 2nd Streets, 2569 to 2579 East 1st Street and 2574 to 2584 East 2nd Street, Block 7217, Lots 38 and 49, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: William J. Calise.

For Opposition: A. N. Lindenbaum, Louis Stein, Vincent Schibbipl, Gladys Stern, Rabbi Israel Wagner, Betty Hordon, Mildred Grossman, Beatrice Messinger, Sol Hoffman, Morris B. Cantor, Frances Glassman, Yetta R. Berger, R. S. Hardy and Fred C. Trump.

ACTION OF BOARD—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 465-55-BZ—Vol. III

APPLICANT—Larry Meltzer for 325 North Macquesten Parkway Corporation, owner.

SUBJECT—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present legal parking lot used in conjunction with the existing gasoline service station, public garage and auto laundry and extend these uses to include the sales and storage of auto tires.

PREMISES AFFECTED—486 to 496 Coney Island Avenue, west side, 91 feet 9 $\frac{1}{8}$  inches south of Church Avenue, 804 to 826 Church Avenue, south side, 94 feet  $\frac{1}{2}$  inch west of Coney Island Avenue, Block 5341, Lots 5, 8 and 17, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: Harry J. McDermott.

ACTION OF BOARD—Laid over, for hearing to July 6, 1960, at 10 A.M., at the request of an objector.



# MINUTES

## 275-58-BZ—Vol. II

APPLICANT—J. M. Berlinger for Martin Brown and William Turner, owners.

SUBJECT—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area Class 1 Height District, the erection of a multiple dwelling exceeding the permitted height in a Class 1 district within two miles of a designated airport and beyond 100 feet of the wider street, Far Rockaway Boulevard.

PREMISES AFFECTED—1261 Far Rockaway Boulevard, southwest corner of Beach 12th Street, Block 35, Lots 17 and 25, Far Rockaway, Borough of Queens.

### APPEARANCES—

For Applicant: J. M. Berlinger and William Turner.

For Opposition: Eugene B. Davis, Milton Cohen, Mortimer Meyrich, Irving Druensky and Reuben Epstein.

ACTION OF BOARD—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 182-60-A

APPLICANT—J. M. Berlinger for Martin Brown and William Turner, owners.

SUBJECT—Application March 7, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 4, Subdivision 33, re—open spaces, curb level, etc.

PREMISES AFFECTED—1261 Far Rockaway Boulevard, south side, 170 feet west of Beach 12th Street, Block 35, Lots 17, 27, 31 and 45, Far Rockaway, Borough of Queens.

### APPEARANCES—

For Applicant: J. M. Berlinger and William Turner.

ACTION OF BOARD—Laid over to July 12, 1960, at 10 A.M. for inspection and decision in conjunction with Cal. No. 275-58-BZ; hearing closed.

## 714-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Beekman Town House, Incorporated, owner.

SUBJECT—Application November 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60(1d) of the Multiple Dwelling Law, to permit in a local retail and residence use district, the change in use of the present accessory garage of the existing multiple dwelling to allow the surplus parking space for transient parking.

PREMISES AFFECTED—1058-1064 Third Avenue, and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40 (37-43 incl. and 141), Borough of Manhattan.

### APPEARANCES—

For Applicant: Julian Roth

For Opposition: David L. Charal, Llewellyn P. Young, Julian E. Gordon, James E. Siff, Edith Meiser McKnight, John M. Conroy and Cy Feuer.

ACTION OF BOARD—Laid over to July 12, 1960, at 10 A.M., for inspection and decision; hearing closed.

## 139-60-A

APPLICANT—Julian Roth of Emery Roth and Sons for Beekman Town House, Incorporated, owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, Subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—1058-1064 Third Avenue and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40, Borough of Manhattan.

### APPEARANCES—

For Applicant: Julian Roth.

ACTION OF BOARD—Laid over to July 12, 1960, at 10 A.M., for inspection and decision, in conjunction with Cal. No. 714-59-BZ; hearing closed.

## 727-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Incorporated, owner.

SUBJECT—Application November 6, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a local retail and residence use district, the change in use, of the present accessory garage to the existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—2-8 Fifth Avenue, and 14 Washington Square, northwest corner, and 4-6 West 8th Street, Block 551, Lot 1, Borough of Manhattan.

### APPEARANCES—

For Applicant: Julian Roth.

For Opposition: Howard D. Westrich and Elsa Steinert.

ACTION OF BOARD—Laid over to July 12, 1960, at 10 A.M., for inspection and decision; hearing closed.

## 140-60-A

APPLICANT—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Inc., owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1-d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—2-8 5th Avenue and 14 Washington Square North, northwest corner, Block 551, Lot 1, Borough of Manhattan.

### APPEARANCES—

For Applicant: Julian Roth.

ACTION OF BOARD—Laid over to July 12, 1960, at 10 A.M., for inspection and decision, in conjunction with Cal. No. 727-59-BZ; hearing closed.

## 743-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Flagler Park Estates, Incorporated, owner.

SUBJECT—Application November 6, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a residence use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—30-38 Park Avenue, and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

### APPEARANCES—

For Applicant: Julian Roth.

For Opposition: David L. Charal and Horace A. Arnn.

ACTION OF BOARD—Laid over to July 12, 1960, at 10 A.M., for inspection and decision; hearing closed.

## 142-60-A

APPLICANT—Julian Roth of Emery Roth & Sons for Flagler Park Estates, owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, Subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—30-38 Park Avenue and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

### APPEARANCES—

Julian Roth.

ACTION OF BOARD—Laid over to July 12, 1960, at 10 A.M., for inspection and decision, in conjunction with Cal. No. 743-59-BZ; hearing closed.

## 800-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the



# MINUTES

Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 19, 1960, at 10 A.M. for applicant to file revised drawings and for decision; hearing previously closed.

## 859-59-BZ

**APPLICANT**—Gallop, Climenko and Gould, for 345 East 56th Street Company, owner.

**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a multiple dwelling with stores on the first floor, extending from the local retail use into the residence use district.

**PREMISES AFFECTED**—1023-1031 First Avenue and 345-353 East 56th Street, northwest corner, Block 1349, Lots 22 to 27 inclusive and 122, Borough of Manhattan.

## APPEARANCES—

For Applicant: Martin J. Shelton and Sam Lichtenstein.

For Opposition: Edward Giaimo.

**ACTION OF BOARD**—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 888-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the modernization of the present service building of an existing gasoline service station, lubritory and auto laundry and extend the uses to include car washing, salesroom, utility room, minor auto repairs, hand tools only, ground sign, install five (5) additional 550 gallon gasoline tanks, rearrange curb cuts, and parking and storage of motor vehicles.

**PREMISES AFFECTED**—71-01 to 71-19 (71-05 official) Myrtle Avenue, and 72-04 to 72-14 71st Place, northwest corner, and 71-02 to 71-22 Cooper Avenue and 72-01 71st Street, Block 3692, Lot 1, Ridgewood, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Mary Lehman.

**ACTION OF BOARD**—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 915-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station, two car garage, grease pits and accessory office and extend the uses to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—59-10 to 59-22 Fresh Pond Road, and 61-01 to 61-03 59th Road, northwest corner, and 59-09 to 59-25 61st Street, Block 2740, Lot 56, Maspeth, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Walter Szachecz, Andrew Reiff, Matilda R. Boyle, Walter Grosky, Josephine Stahlman, John Colardi, Lucy Gidmetta, Jennie Pedone, Joseph Wynowiecki, Thomas G. Costanzo, Ida Morsello, Rose Rizzo, Anna Dawson, Mrs. Frank Bilello, Anna Bilello, Inazio Amato, Dick Garrambone, Joseph Ciaecio, Rosa Niemann and others.

**ACTION OF BOARD**—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 9-60-BZ

**APPLICANT**—Max Blaubeux for Jerome Avenue Brooklyn, Incorporated, owner.

**SUBJECT**—Application January 7, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a "D" area district, the erection of a one story extension to the present two story building for use as an addition to the existing Post Office and occupying more than the permitted area coverage.

**PREMISES AFFECTED**—2602-2628 East 18th Street, west side, from Avenue Z to Jerome Avenue, 1714-1724 Avenue Z and 1721-1723 Jerome Avenue, Block 7462, Lots 6 and 7, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Maxfield Blaubeux, Irving R. Rosenthal and Anthony Chiaramonte.

For Opposition: Dorothy B. Wartenberg, Marie N. Anzalone, A. Nigrelli and Annie Muller.

**ACTION OF BOARD**—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 59-60-BZ

**APPLICANT**—Simeon Heller and George J. Meltzer for Harry Levy, owner.

**SUBJECT**—Application January 26, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of an extension to an existing dwelling with less than the required distance from the rear lot line and set back from the street line.

**PREMISES AFFECTED**—219-04 Stewart Road, southeast corner of 219th Street, Block 7794, Lot 460, Queens Village, Borough of Queens.

## APPEARANCES—

For Applicant: George J. Meltzer and Annabelle Levy.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 70-60-BZ

**APPLICANT**—John F. Fitzsimons for Lorma Restaurant, Incorporated, owner.

**SUBJECT**—Application February 2, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the accessory parking to an existing restaurant from the local retail use into the residence use portion of the plot.

**PREMISES AFFECTED**—167-19 Northern Boulevard, and 41-10 to 41-28 168th Street, northwest corner, and 40-51 167th Street, Block 5342, Lots 1, 64 and 11, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 82-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Abso Mason Contracting Corporation, owner; Precision Mason Contracting Corporation, lessee.



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**SUBJECT**—Application February 8, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of a portion of the building from sales and distribution of dairy products, to stamping and assembly of vinyl and metal products and the construction of an extension of the building to occupy more than the permitted area.

**PREMISES AFFECTED**—2404-2410 McDonald Avenue, west side, 92 feet south of Village Road South, Block 7149, Lots 10, 11 and 12, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug and Vincent Sauto.

For Opposition: Ella Fazzalare.

**ACTION OF BOARD**—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 105-60-BZ

**APPLICANT**—Harry G. Savran for Greenpoint Warehouse Terminal Co., Incorporated, owner.

**SUBJECT**—Application February 17, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the maintenance of a drug store on the first floor of an existing multiple dwelling occupied by Doctors' offices.

**PREMISES AFFECTED**—1749 Grand Concourse, northwest corner, Clifford Place and 1740 Walton Avenue, northeast corner of Clifford Place, Block 2822, Lot 19, Borough of The Bronx.

**APPEARANCES**—

For Applicant: Harry G. Savran and Anthony Crissali.

For Opposition: Richard L. Cohen, Dr. Leonard A. Swarthe and Benjamin C. Katz.

**ACTION OF BOARD**—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 125-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Jaspa Specialties Company, owner; Governale Brothers, Incorporated, lessee.

**SUBJECT**—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and E-1 area district, the erection of a one story extension exceeding the permitted area coverage for a D area district and encroaching on the required setback for an E-1 area district and extend the present factory for the manufacture of metal products from the business use portion into the residence use portion of the plot with accessory welding, paint dipping, warehouse and with parking for employees and customers cars within the residence use district.

**PREMISES AFFECTED**—5402-5424 Avenue N and 1575-1587 and 1591-1593 East 54th Street, southeast corner, and 1534-1552 East 55th Street, Block 7899, Lot 39, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug and Peter Governale.

For Opposition: Howard E. Gabrielson, Helen Wetherell, Jane and George Resch, Etta Tanzer, Audrey Malecki, Marguerite Clifford, America Gallagher, Fannie Natale, Phyllis Gallagher, Margaret Roger, Daniel Bier, Stanley Leyden, Carl Devivo, Augustus Nazzaro, Sylvia Freidman and others.

**ACTION OF BOARD**—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; applicant to file revised drawing; hearing closed.

## 129-60-BZ

**APPLICANT**—Paul Friedman for C.R.H.O., Incorporated, owner; General Outdoor Advertising Company, lessee.

**SUBJECT**—Application February 25, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use dis-

trict, the erection and maintenance of a gasoline service station, lubritorium, non-automatic car washing, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) cars and ground sign in a retail use district, for a term of fifteen (15) years.

**PREMISES AFFECTED**—106-19 Rockaway Boulevard, northwest corner of 107th Street, Block 11473, Lot 7, Ozone Park, Borough of Queens.

**APPEARANCES**—

For Applicant: Paul Friedman.

For Opposition: Joseph Di Miceli, Florence Di Miceli, Joseph P. Cossentino, Signe E. Skaar, Rose Russo, Vincent Russo, Theresa Garrone, and Carolyn Cossentino.

**ACTION OF BOARD**—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 210-60-BZ

**APPLICANT**—Casale and Nowell for Arthur B. Krim, owner.

**SUBJECT**—Application March 21, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, B area district, in an existing five (5) story, cellar and sub-cellar building occupied as a one family dwelling, the erection of a one story rear extension to cover the entire lot that exceeds the permitted area coverage and does not provide the required rear yard.

**PREMISES AFFECTED**—33 East 69th Street, north side, 150 feet west of Park Avenue, Block 1384, Lot 30, Borough of Manhattan.

**APPEARANCES**—

For Applicant: B. J. Nowell, Jr., and Alvin F. Gunther.

For Opposition: Silas R. Giddings and Marion DuBois Forkner.

**ACTION OF BOARD**—Laid over to July 12, 1960, at 10 A.M., for inspection and decision; hearing closed.

## 220-60-BZ

**APPLICANT**—Frederick A. Ketcher for Louis Fayne, owner.

**SUBJECT**—Application March 25, 1960 decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of five years.

**PREMISES AFFECTED**—204-208 West 147th Street, south side, 100 feet west of 7th Avenue, Block 2032, Lots 38, 39, 40, 41 and 42 Borough of Manhattan.

**APPEARANCES**—

For Applicant: Frederick A. Ketcher.

For Opposition: Lillian Tirkfield.

**ACTION OF BOARD**—Laid over to July 12, 1960, at 10 A.M., for inspection and decision; hearing closed.

## 221-60-BZ

**APPLICANT**—Frederick A. Ketcher for, Louis Fayne, owner.

**SUBJECT**—Application March 25, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

**PREMISES AFFECTED**—214-216 Bennett Avenue, west side, 819 feet north of West 187th Street, Block 2180, Lot 543, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Frederick A. Ketcher.

For Opposition: Benjamin Greenfield, Anne Manzo, Sosio Manzo and Gus Theofanus.

**ACTION OF BOARD**—Laid over to July 12, 1960, at 10 A.M., for inspection and decision; hearing closed.



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## 329-60-BZ

APPLICANT—Lama, Proskauer and Prober for Peter Doelger Incorporated, owner; Bertram F. Bonner, Joseph Slifka, and Robert Zeiller, Contract Purchaser.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Section 19B(d) of the Zoning Resolution, to permit in a residence use B area district, the removal of an existing required multiple dwelling garage building to develop the site with additional multiple dwellings, the garage facilities for the proposed buildings will include the 17 additional car spaces required for the existing multiple dwelling.

PREMISES AFFECTED—430 East 56th Street, south side, 255 feet  $\frac{7}{8}$  inches, west of Sutton Place South, Block 1367, part of Lot 6, Borough of Manhattan.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Stephen A. Carl.

ACTION OF BOARD—Laid over, for hearing, to July 6, 1960, at the request of applicant.

## 332-33-BZ

APPLICANT—Isidore Cohen for S.M.B. Realty Corp., owner.

SUBJECT—Application reopened June 1, 1960 for consideration as to extension of term of variance, expires June 1, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district the change of occupancy of an existing building, to a garage, for more than five (5) motor vehicles.

PREMISES AFFECTED—14 West 66th Street, south side, 225 feet west of Central Park West, Block 1118, Lot 42, Borough of Manhattan.

### APPEARANCES—

For Applicant: Isidore Cohen.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on February 27, 1934, this application was granted by the Board on certain conditions; and

WHEREAS, the resolution was amended on May 1, 1934; and

WHEREAS, the term of variance was extended from time to time and last extended on June 1, 1955; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation June 1, 1960; and

WHEREAS, this application was reopened on June 1, 1960 and set for hearing on June 28, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 21, 1960, acting on Existing Building Applic., reads:

"Before consideration can be given to your application for a Certificate of Occupancy, it will be necessary to apply to the Board of Standards & Appeals for an extension of the term of variance granted under Cal. #332-33-BZ."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 27, 1934, as amended through June 1, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb for North American Holding Corporation, owner.

SUBJECT—Application for consideration—reopened by vote of the Board on October 14, 1959 by order of the Court—re application, decision of the Borough Superintendent; previously denied, under Section 21 of the Zoning Resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a Class A Multiple Dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th Street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

### APPEARANCES—

For Applicant: John J. Lynch, Harry M. Prince and James J. Lyons, Jr.

For Opposition: Israel Hoffman.

ACTION OF BOARD—Application granted on condition.

### THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 21, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on November 29, 1955 after due notice by publication in the Bulletin; laid over to December 13, 1956 at 10 A.M. for consideration and decision; hearing closed; then laid over to January 17, 1956 at 10 A.M. for further consideration and decision; hearing previously closed; thereafter laid over to January 31, 1956 at 10 A.M. for additional information: survey (to be made by licensed surveyor) showing the relationship of the building to the plot; the relation of the business zoning to the residential zoning across the rear end of the plot, and the measurements; also showing the additional property down to the next street; and a drawing of the building across the street as to occupancy on basement floor in both the residence and business district; and

WHEREAS, a public hearing was held on this application on January 13, 1956 after due notice by publication in the Bulletin; application denied; and

WHEREAS, this application was reopened and restored to the docket on October 14, 1959, subject to regular procedure, by order of the Court; and

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for hearing at request of applicant's representative; then laid over to June 14, 1960 for continued hearing; applicant to submit additional information on financial situation of building; then to June 28, 1960 for decision; hearing closed except for the submission of briefs; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and East 167th Street are in residence and business use, C area, class 1 height districts; Grand Concourse is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 16, 1955 acting on Alt. Applic. No. 553-53, reads:

"A1. Proposed stores in the cellar of the existing non-fireproof 6-story and cellar Class A hereafter erected Multiple Dwelling in a Residence Use District will be contrary to Sec. 3 of Article 2 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 204.84 feet frontage by 96.86 feet and 141.14 feet in depth, irregular, on which is located a six story and cellar, class A multiple dwelling, 204.84 feet front, 96.86 feet and 126 feet in depth, 67 feet in height; that it is proposed to convert a portion of the cellar in the residence use district, for use as stores; and



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WHEREAS, the applicant states that on July 17, 1936 an application for a variance, under Section 21 of the Zoning Resolution, was denied by the Board; that an amended application was filed on November 6, 1936 under Sections 7c and 21 of the Zoning Resolution as it was found that the premises were located partly in a business use and partly in a residence use district, rather than entirely in a residence use district, as had been, in part, the basis in the original case; that at a rehearing held on December 1, 1936, a variance was allowed under certain restrictive conditions; that this action of December 1, 1936 of the Board was reviewed as a result of Certiorari proceedings and the decision of the Board under Sections 21 and 7c of the Zoning Resolution was reversed and annulled; and

WHEREAS, the applicant contends that the land cannot yield a reasonable return if used only for the purpose allowed in that zone and this is shown by the fact that it falls short of yielding a reasonable return of some \$15,000 a year; that the situation here is unique in that it is caught between a conflict of the Multiple Dwelling Law and the Zoning Law; that though the premises are zoned for residence, the Multiple Dwelling Law prohibits the use of a cellar for residential purposes, yet the Multiple Dwelling Law would permit it to use the premises for business purposes, but if that were attempted, the Zoning Law would be violated; that thus, if one law is complied with, it violates another; that it finds itself in this unique position through no fault of its own, nor, actually through any fault of the legislation which was intended to be applied to a normal piece of property; that this situation is created by the fact that New York City is not level; that there are sloping conditions that simply cannot be foreseen under the Building Zone Resolution nor under the Multiple Dwelling Law; that the situation involved here is caused by such unique sloping conditions; that this fact must be recognized and the relief applied for should be granted in order to give the applicant the reasonable use of its property; that the granting of this application cannot change the character of the neighborhood, as the contemplated use entirely conforms with the present use of East 167th Street, which is already a business street; and

WHEREAS, the applicant states that the present owner has held title to the property since June, 1934; that the assessed valuation of land is \$150,000 and of the building \$435,000 making a total of \$585,000; that the building was erected in 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and briefs submitted were studied; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a residence and business use district, proposed change of use to stores in the cellar, which is in the residence use portion of a Class A multiple dwelling, which is in a business and residence use district; *on condition* that the work shall be done in accordance with drawings filed with this application dated February 17, 1954, 3 sheets and June 3, 1954, 1 sheet; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 360-47-BZ—Vol. II

APPLICANT—J. G. L. Molloy for Jennie Pecora, owner.  
SUBJECT—Application for consideration—reopened by vote of the Board by order of the Court—re decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use dis-

trict the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales area, minor repairs and parking and storage of more than five motor vehicles.

PREMISES AFFECTED—42-30 Lawrence Street and 131-65 Maple Avenue, northwest corner, Block 5065, Lot 25, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: J. G. L. Molloy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 24, 1957 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on November 13, 1957 after due notice by publication in the Bulletin; laid over to November 19, 1957 at 10 A.M. at the request of an objector; thereafter laid over to December 3, 1957 at 10 A.M., for inspection and decision; hearing closed, at which hearing the Board affirmed the decision of the Borough Superintendent and the application was denied; and

WHEREAS, this application was reopened and restored to the docket, by order of the Court, and set for hearing on June 1, 1960 at 10 A.M., for further consideration, requiring notice to affected owners by certified mail and two publications in the Bulletin; with leave to all parties to submit such other and further proof before the Board as they may be advised, and with permission to the applicant to use such drawings, photographs and other data as is still applicable; and

WHEREAS, a public hearing was held on this application on June 1, 1960 after due notice by publication in the Bulletin; laid over to June 14, 1960 for inspection and decision; hearing closed; then to June 28, 1960, for decision; applicant to file revised drawings; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a business use, A area, class 1½ height district; Lawrence Street is in business and local retail use, A area, class 1½ height district; Maple Avenue and Sanford Avenue are in business, local retail and manufacturing use, A area, class 1½ height districts; Haight Street is in a manufacturing use, A area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated March 1, 1957 acting on N.B. Applic. No. 881-56, reads:

"1. The erection of a gasoline service station, lubrication, car repairs, car washings, sales area, office & parking & storage for more than 5 motor vehicles in a business zone is contrary to Art. II Sec. 4a (46, 29, 15) of Zoning Res.

2. Proposed sign is contrary to Art. II Sec. 4a (49) of Zoning Res. within business zone."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet ¾ inch frontage by 100 feet in depth, largely vacant; that it is proposed to erect and maintain a gasoline service station, lubritorium, car washing, office and sales area, minor repairs and parking and storage of more than five motor vehicles; that the building will be modern in design, one story in height, and on the Lawrence Street and Maple Avenue sides will be faced with brick; that it will be of class 3 construction, with a 52 foot frontage and 28 foot depth; and

WHEREAS, the applicant further states that on the previous application, which was for a garage rather than a gas station, the Board denied the request for a variation to permit a garage; that this was ten years ago; that the neighbor-



# MINUTES

hood during the last decade has not developed as a residential or business area; that the fact that there are now more than sufficient stores for the residences in the section is underlined by the fact that the subject premises have remained largely vacant all this time; that the present owner has paid taxes since she bought these premises on July 28, 1924 without receiving any appreciable income; that it is not feasible to construct a conforming building in this low rental area, whereas it would be realistic to permit a gas station on this side of Lawrence Street in this location; that this is particularly so since the area to the rear of this property is zoned for manufacturing use to Fuller Place and then unrestricted to Flushing Meadows; that the Board granted a gas station to the north on the opposite side of Lawrence Street in the same block on February 5, 1957, and in making that grant recognized the needs as well as the fact that the station would not be detrimental to the neighborhood; that the same reasoning should be applied to this site on the opposite of Lawrence Street; and

WHEREAS, the applicant contends that in this day of highways and intermediate thoroughfares, certain streets and avenues naturally lend themselves to becoming main arteries of travel, and this is what has happened to Lawrence Street and it is now the main artery from Horace Harding Boulevard to Northern Boulevard; that because of the location of this site and the layout proposed for this station, the surrounding properties will be very well protected from any annoyance and will not be depreciated in any manner; that in addition, lot 23, immediately to the north, is owned by the same person who owns the property in this application; and

WHEREAS, the applicant states that the present owner has held title to the property since July 28, 1924; that the assessed valuation of land is \$8,800 and of the building \$4,000 making a total of \$12,800; and

WHEREAS, the premises surrounding area, and revised drawings were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, f, and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7 e, f, and i, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, sales area, minor repairs and parking and storage of more than five motor vehicles, for a term of 20 years, on condition that the work shall be done in accordance with drawings filed with this application dated March 25, 1957, 2 sheets and June 21, 1960, 3 sheets revised; that face brick shall be used on all sides of the accessory building; that the entrance to the men's toilet shall be from the interior of the accessory building and the entrance to the women's toilet shall be from the exterior of the building; that the walls shown 5 feet 6 inches high shall be of the same face brick as that used on the accessory building; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 30-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Moe Friedel, owner.

SUBJECT—Application reopened June 1, 1960 for consideration as to extension of term of variance, expired June 10, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c, 7i and 7A of the Zoning Resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories, office and also the parking and storage of more than five (5) motor vehicles and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford Avenue and 109-131 Sullivan Place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Klemert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on February 7, 1950, as thereafter amended through June 10, 1958, this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance for parking for a term of twenty years, which had expired by time limitation June 10, 1960; and

WHEREAS, this application was reopened on June 1, 1960 and set for hearing on June 28, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 19, 1960 acting on Alt. Applic. No. 2112-49, reads:

"The proposed extension of term of variance for an additional period of twenty (20) years for the parking and storage of motor vehicles within the Residence Use portion of lot as accessory to Lubritorium, Auto Laundry, Minor Repairs (hand tools only), office and sales, gasoline service station in a lot located partly within a business use district and a Residence use district is contrary to Article II Section 3 of the Zoning Resolution and Board of Standards and Appeals variance under Cal. No. 30-48-BZ, Vol. II."

*Resolved*, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 7, 1950, as amended through June 10, 1958, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit . . . ; that the existing illegal signs and the vending machines shall be removed and that the used car use shall be discontinued; that the provision of the original resolution prohibiting overnight parking shall be omitted; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 794-48-BZ—Vol. III

APPLICANT—George Monier, lessee for Spofford Holding Corp., owner.

SUBJECT—Application reopened June 1, 1960 for consideration as to extension of term of variance, expired December 14, 1959—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in the residence use district portion of plot, the extension of restaurant to include dancing and three piece band including piano (cabaret).

PREMISES AFFECTED—311-315 93rd Street, north side, 89 feet east of 3rd Avenue, Block 6103, Lot 61, Borough of Brooklyn.

## APPEARANCES—

For Applicant: George Monier.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker .... 4

Negative: Commissioner Fox ..... 1



# MINUTES

## THE RESOLUTION—

WHEREAS, on December 14, 1954, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation December 14, 1959; and

WHEREAS, this application was reopened on June 1, 1960 and set for hearing on June 28, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 4, 1960 acting on Alt. Applic. No. 545-54, reads:

"1. Extension of term of variance must be submitted to Bd. of S. & A. as time under Cal. 794-48-BZ expired 12/14/59."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 14, 1954, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 878-49-BZ

APPLICANT—Sidney G. Sparrow for Rose G. Galler, owner.

SUBJECT—Application reopened June 1, 1960 for consideration as to extension of term of variance, expired May 23, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a garage for eight (8) motor vehicles.

PREMISES AFFECTED—24 Lenox Road, south side, 160 feet 5½ inches east of Flatbush Avenue and 2153-2155 Catoon Avenue, Block 5083, Lot 22, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Robert E. Sparrow and Rose G. Galler.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5

Negative: . . . . . 0

## THE RESOLUTION—

WHEREAS, on May 23, 1950, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation May 23, 1960; and

WHEREAS, this application was reopened on June 1, 1960 and set for hearing on June 28, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 25, 1960 acting on N.B. Applic. No. 1102-49, reads:

"1. Proposed four (4) car garage for pleasure cars only violates Art. 2 Sect. 13c of zone resolutions. (Note—4-car garage expires May 23, 1960)."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 23, 1950, only as to the term of variance, so that as *amended* it shall read:

"granted for a term of ten (10) years from the date of this *amended* resolution, to permit . . .; that other

than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 95-50-BZ—Vol. II

APPLICANT—Jacob Jancourtz for Lester Christianson, owner.

SUBJECT—Application reopened March 29, 1960 as Volume II—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story building for use as a motor vehicle repair shop for ignition and electrical repairs and storage of four (4) cars awaiting service, the remainder of the plot to retain the present use of parking lot and the sale of used cars.

PREMISES AFFECTED—2179-2181 Amsterdam Avenue northeast corner of West 168th Street, Block 2112, Lot 10, Borough of Manhattan.

## APPEARANCES—

For Applicant: Jacob Jancourtz.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5

Negative: . . . . . 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960, after due notice by publication in the Bulletin; laid over to June 28, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 10, 1960, acting on N.B. Applic. 182-59, reads:

"Proposed use as "ignition & electric repair on motor vehicles and storage of 4 cars in connection therewith, and parking lot and storage for more than 5 motor vehicles and sale of used cars" is not permitted in a business use district. Sec. 4a (15) & (29) Zoning Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i, to permit in a business use district, the erection of a one story building, for use as a motor vehicle repair shop for ignition and electrical repairs and storage of four cars awaiting service, the remainder of the plot to retain the present use of parking lot and for the sale of used cars, *on condition* that the work shall be done in accordance with drawings filed with this application dated March 15, 1960, 4 sheets; that the signs on the premises shall be limited to signs permitted in a business use district; that the open space on the lot shall be paved with clean gravel or steam cinders, treated with a binder or an asphalt surface, graded and properly drained; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 283-53-BZ—Vol. II

APPLICANT—Herbert Tannenbaum for W. Sheinker and Son, Incorporated, owner.

SUBJECT—Application reopened January 12, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, B area district, the erection of a two story and cellar extension to an existing factory building exceeding the permitted area coverage and extend the present factory uses.



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PREMISES AFFECTED—59-02 to 59-12 37th Avenue, south side between 59th and 60th Streets, Block 1214, Lots 50, 52 and 53, Woodside, Borough of Queens.

## APPEARANCES—

For Applicant: Murray Charnin.

For Opposition: Joseph Krikawa.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative .....

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker .....

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1960 after due notice by publication in the Bulletin; laid over to June 14, 1960 at the request of the objectors; then to June 28, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 3, 1959 acting on Alt. Applic. No. 2221-59, reads:

"1. The proposed 2 story extension to a one story exist. bldg. used for factory, parking of more than 5 cars for employees only, in a res. use district to include storage & office use on the first floor and office use on the second is contrary to the variance granted under Cal. 283-53-BZ and Art. II Sec. 3 of the Zone Res. and must be referred back to the Board for its determination.

2. The proposed extension to a bldg. which presently exceeds the allowable area of coverage in a Res. "B" district is contrary to the variance granted by the Board under Cal. 283-53-BZ and Art. IV Sec. 12 Zone Res. and must be referred back to the Board for its determination."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended against granting the application; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2221/59, Objection No. 1, dated December 3, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 515-54—BZ

APPLICANT—Peter Deutsch for Nola Realty Corp., owner.

SUBJECT—Application reopened June 1, 1960 for consideration as to extension of term of variance, expired May 3, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—798-812 Schenck Avenue, west side, 185 feet south of Linden Boulevard, Block 4354, Lots 16, 17 and 20, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Jack B. Abramson.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker .....

Negative: .....

## THE RESOLUTION—

WHEREAS, on May 3, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation May 3, 1960; and

WHEREAS, this application was reopened on June 1, 1960 and set for hearing on June 28, 1960, at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 27, 1960 acting on Alt. Applic. No. 2029-54, reads:

"1. That the occupancy of parking & storage of motor vehicles by monthly tenants on open lot, no transient parking, be extended beyond May 3, 1960 for a period of five years, violates Art. 4 Sect. 14d of zone resolutions."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 3, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . .; that the vending machines on the lot shall be removed; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 791-54-BZ

APPLICANT—Lawmark Realty Co., Inc., owner.

SUBJECT—Application reopened June 1, 1960 for consideration as to extension of term of variance, expired May 10, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy of four story structure, from private office, dwelling for one family, maid's rooms and kitchen, to professional offices on 1st, 2nd and 3rd floors, with apartment on 4th floor, and permitting the existing one story structure on rear of lot to remain as a storage room for office records, without the required rear yard.

PREMISES AFFECTED—119 East 36th Street, north side, 144.2 feet west of Lexington Avenue, Block 892, Lot 11, Borough of Manhattan.

## APPEARANCES—

For Applicant: James J. Weisbart.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker .....

Negative: .....

## THE RESOLUTION—

WHEREAS, on May 10, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant states that there has been no changes on the site of the building for which the variance was granted, nor in the use and occupancy thereof, and the only changes in the area have been the erection of two apartment houses on the south, or opposite side of 36th Street, which houses are known as 110 East 36th Street and 120 East 36th Street; that the applicant has been informed by the City Planning Commission that since the date of the issuance of the variance in 1955, there have been no zoning changes in the area; that the ownership of the subject premises has remained unchanged since 1955 and the present applicant, Lawmark Realty Company Inc., was the original applicant at that time; and

WHEREAS, the applicant requested reopening of this ap-



# MINUTES

plication and extension of the term of variance, which had expired by time limitation May 10, 1960; and

WHEREAS, the application was reopened on June 1, 1960 and set for hearing on June 28, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 18, 1960, acting on Alt. Applic. 1012-54, reads:

"The time limit set by the Board of Standards & Appeals in its amendment to resolution, Cal. #791-54-BZ, will expire May 10, 1960.

This application for a certificate of occupancy to supersede Certificate of Occupancy No. 44726 must be referred back to the Board for an extension of time beyond May 10, 1960."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 10, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 1004-57-BZ

APPLICANT—Henry J. Nurick for Mrs. Palma Campbell, owner.

SUBJECT—Application reopened June 1, 1960 for consideration as to extension of term of variance, expires July 15, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the change in use of an existing one-story building from cooperage and barrel factory to a motor vehicle repair shop for body and fender repairs.

PREMISES AFFECTED—434-440 Manhattan Avenue, southeast corner of Bayard Street, Block 2724, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5

Negative . . . . . 0

THE RESOLUTION—

WHEREAS, on July 15, 1958, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation on July 15, 1960; and

WHEREAS, this application was reopened on June 1, 1960 and set for hearing on June 28, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1960 acting on Alt. Applic. No. 135-60, reads:

"1. In a business use district the proposed motor vehicle repair shop (body & fender work) including welding is contrary to Art. II Sec. 4(a) Subdiv. 4 and 29 of the Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 15, 1958, only as to the term of the variance, so that as amended it shall read:

"granted for a term of two (2) years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be

complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 776-58-BZ

APPLICANT—Leonard F. Rothkrug for Ruth Forte, owner; Parkview Service Station, lessee.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under Sections 7c, 7A and 21 of the Zoning Resolution, to permit in a residence and local retail use, C area district the reconstruction and extension of a gasoline service station, with accessory minor auto repairs, lubricatorium, car washing, office, sales, 4 car garage, storage of accessories and parking of cars awaiting service.

PREMISES AFFECTED—155 Prospect Park Southwest, northwest corner of Vanderbilt Street, Block 5268, Lot 94, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5

Negative: . . . . . 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 21, 1959 after due notice by publication in the Bulletin; laid over to September 22, 1959 then to October 14, 1959, for applicant to file drawing showing legal existing condition and for decision; then to November 10, 1959, for decision at request of the applicant; then to December 1, 1959, for decision at the request of the applicant; then to December 22, 1959, for decision at the request of the applicant; then laid over from December 22, 1959, date to be set; referred to the engineer; applicant to obtain new decision of the Building Department; then set for June 28, 1960 for continued hearing; and

WHEREAS, the decision of the Borough Superintendent, dated December 3, 1958 acting on Alt. Applic. No. 3431-58, reads:

"1. Proposed change of occupancy and extension of use, on a plot partly in a Residence and partly in a Local Retail Zone, to three (3) car garage and storage of auto accessories, office and sales of auto accessories, parking of cars awaiting service and gasoline station, auto repairs, lubricating and washing in conjunction with 6 car garage, storage of auto accessories, parking and storage of more than 5 cars, is contrary to Article II, PP. 3 & PP. 4-c of the Zoning Resolution.

2. Note: Department records do not indicate existing legal use as specified.

2. Proposed signs violate Article II, PP. 3 of the Zoning Resolution.

3. Signs and business entrances within 75' of a Residence Zone violate Art. II, PP. 7A of the Zoning Resolution.

4. Building "B" is required to have its own zone lot under Article I, PP. 1-V of the Zoning Resolution; proposed construction diminishes the required open space for Bldg. "B" in violation of Article IV, PP. 13 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and 7A of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.



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*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c, 7A and 21 of the Zoning Resolution, to permit in a residence and local retail use, C area district, the reconstruction and extension of a gasoline service station, with accessory minor auto repairs, lubritorium, car washing, offices, sales, four-car garage, storage of accessories and parking of cars awaiting service *on condition* that the work shall be done in accordance with drawings filed with this application dated December 31, 1958, 2 sheets, and April 1, 1960, 7 sheets revised; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 486-59-BZ

APPLICANT—Lama, Proskauer and Prober for Margaret M. Brown, Joseph, Mary, James and Thomas A. Clavin, owners.

SUBJECT—Application July 16, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a new funeral home, two car garage, loading and unloading, one family dwelling and parking of patrons' cars in the open area and business sign.

PREMISES AFFECTED—7716-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lots 47, 48 and 50, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; then laid over to June 21, 1960 for decision; applicant to submit revised drawings; then to June 28, 1960 at request of the applicant; and

WHEREAS, the decision of the Borough Superintendent, dated July 13, 1959 as amended by decision dated March 22, 1960 acting on Alt. Applic. No. 1555-59, reads:

"1. The proposed construction of a building to be used as a funeral home, two car garage, loading and unloading and one family with parking of patron cars in open area including curb cuts and sign located in a residence use district is contrary to the Zoning Res., Art. II Sect. 3."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit in a residence use district, the construction of a new funeral home, two-car garage, loading and unloading, one family dwelling and parking of patrons' cars in the open area, and business sign, for a term of 25 years, *on condition* that the work shall be done in accordance with drawings filed with this application dated March 30, 1960, 2 sheets and June 20, 1960, 6 sheets revised; that a hedge shall be planted along the 78th Street front inside the wall and fence; that all laws, rules and regulations applicable

shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 868-59-BZ

APPLICANT—James J. Lyons, Jr., and John J. Lynch for Karsov Realty Corporation, owner.

SUBJECT—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station including gasoline and oil selling, car wash, lubrication, salesroom, minor repairs, parking of more than five motor vehicles and New York State Inspection service.

PREMISES AFFECTED—495 East 180th Street and 2101-2109 (2107 official) Bathgate Avenue, northwest corner, Block 3047, Lots 21, 22 and 25, Borough of The Bronx.

### APPEARANCES—

For Applicant: John J. Lynch and James J. Lyons, Jr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; laid over to June 28, 1960 for inspection and decision; applicant to file revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated December 21, 1959 acting on N.B. Applic. No. 1096-59, reads:

"1. The proposed gasoline service station including gasoline & oil selling, car wash, lubrication, sales room, minor auto repairs, office & parking of more than 5 motor vehicles, in a Business Use District is contrary to Art. II Sec. 4 of the Zoning Resolution.

2. The proposed ground sign in a business use district is contrary to Sec. 4, Art. II of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f, 7i and 7e of the Zoning Resolution, for a term of fifteen (15) years, to permit in a business use district, the erection and maintenance of a gasoline service station, including gasoline and oil selling, car wash, lubrication, sales room, minor repairs, parking of more than five motor vehicles and New York State Inspection Service, *on condition* that the work shall be done in accordance with drawings filed herewith dated December 21, 1959, 2 sheets and June 20, 1960, 2 sheets revised, except that the curb cut on Bathgate Avenue shall be moved north so as to save the three existing trees; that a retaining wall shall be built where required by the Borough Superintendent on the north and west sides of the property; that the entrance to the women's toilet shall be from the exterior of the building; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 879-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.



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**SUBJECT**—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, lubritorium, car washing, store and office and extend such uses to include minor auto repairs, sales and utility rooms and parking and storage of motor vehicles within the business use portion and extending into the residence use portion of the plot.

**PREMISES AFFECTED**—89-02 to 89-08 (89-04 official) Metropolitan Avenue, and 89-30 to 89-34 Cooper Avenue, southeast corner, Block 3851, Lot 121, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; laid over to June 28, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1959 acting on N.B. Applic. No. 4357-59, reads:

"1. Proposed demolition, reconstruction and extension of use of an existing gasoline service station, lubrication, auto washing, store and office to—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles in a lot located within a Business Use district and extending into a Residence Use district is contrary to Art. II sect. 4(a) subsections 29 and 46 and sect. 3 of the Zoning Resolution.

2. Proposed ground sign in the Business Use district portion of lot is contrary to Art. II sect. 4(a) subsection 49 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make of variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, lubritorium, car washing, store and office and extension of such uses to include minor auto repairs, sales and utility rooms and the parking and storage of motor vehicles within the business use portion extending into the residence use portion of the plot, *on condition* that the work shall be done in accordance with drawings dated December 21, 1959, 5 sheets; that toilet doors shall be rearranged so that the entrance to the men's toilet shall be from the interior and to the women's toilet, from the exterior of the building; that all other laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 880-59-A

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 21, 1959—filed pursuant to Section 35 of the General City Law re—premises partly located in the bed of mapped street—proposed widening of Metropolitan Avenue.

**PREMISES AFFECTED**—89-02 to 89-08 (89-04 official) Metropolitan Avenue, and 89-30 to 89-34 Cooper Avenue, southeast corner, Block 3851, Lot 121, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

**ACTION OF BOARD**—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1959 on N.B. Applic. 4357-59, reads:

"3—Proposed use of portion of premises in the Bed of a Mapped Street is contrary to Art. 3, Section 35 of the General City Law."

and

WHEREAS, the applicant states that the plot is 74.06 feet by 102.04 feet, irregular in area, located in business and residence use, D area, class 1 height district; and

WHEREAS, the applicant states that it is proposed, under this application, to demolish and reconstruct the present gasoline service station and extend the uses to include gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room and the parking and storage of motor vehicles; that it is further proposed to install 6 additional 550 gallon buried gasoline tanks for a total of 10 tanks, 4 gasoline pumps and erect a new one story accessory building of Class III construction, having a frontage of 46 feet 8 inches, a depth of 29 feet 4 inches for use as gasoline service station, lubritorium, minor auto repairs, car washing, sales room and utility room; that according to City maps, Metropolitan Avenue is proposed to be widened; that the City does not have title to this property in the bed of the mapped street and there are no proceedings pending to acquire; that it is only proposed to drive over the portion of the plot in the bed of the mapped street; that the plans indicate pump islands and two poles for flood light and sign are also located within the proposed widening of Metropolitan Avenue; and

WHEREAS, letter received June 9, 1960 from the Borough President of Queens states that there is no proceeding now pending to acquire title to the proposed widening; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. App. 4357/59, Objection No. 3, dated December 8, 1959, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that all requirements cited in the resolution adopted by the Board this day under Cal. No. 879-59-BZ shall be complied with and that a certificate of occupancy shall be obtained.

## 901-59-BZ

**APPLICANT**—Henry Nordheim for Jack DeLisi, owner.  
**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—1330 University Avenue, east-side, 313.35 feet north of West 169th Street, Block 2532, Lot 13, Borough of The Bronx.

## APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

**ACTION OF BOARD**—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5



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## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; laid over the June 28, 1960 for continued hearing; applicant to file revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1959 acting on Alt. Applic. No. 1223-59, reads:

"1. The proposed parking & storage of passenger motor vehicles in a Residence use district is contrary to Art. II Sec. 3 of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended against granting the application; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, dated December 30, 1959, acting on Alt. Applic. 1223/59, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 902-59-BZ

APPLICANT—Henry Nordheim for Jack DeLisi, owner.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1325 University Avenue, west side, 248.18 feet north of West 169th Street, Block 2533, Lots 120 and 122, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; laid over to June 28, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1959 acting on Alt. Applic. No. 1222-59, reads:

"1. The proposed parking & storage of passenger motor vehicles in a residence use district is contrary to Art. II Sec. 3 of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution for a term of five years, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles, *on condition* that the work shall be done in accordance with drawings filed herewith dated December 30, 1959, 3 sheets; that retaining walls shall be built where required to the satisfaction of the Borough Superintendent; that the lot shall be paved with clean cinders, gravel, treated with a binder or asphalt and properly graded and drained; that bumpers shall be provided where necessary; that the only sign shall be that required by the Department of Licenses

and shall not exceed 20 square feet in area; that proper gates shall be provided in the fence at the entrances; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 908-59-BZ

APPLICANT—Casale and Nowell for Caral Real Estate Company Incorporated, owner; Paul Bianchini, lessee.

SUBJECT—Application December 31, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the basement apartment of an existing multiple dwelling from living quarters to an art gallery and living quarters.

PREMISES AFFECTED—16 East 78th Street, south side, 162 feet west of Madison Avenue, Block 1392, Lot 63, Borough of Manhattan.

APPEARANCES—

For Applicant: Alvin F. Gunther.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleirert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; laid over to June 28, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 4, 1959 acting on Alt. Applic. No. 1691-59, reads:

"A-1. Business use in basement as indicated on submitted plan and Spec. sheet, contrary to Art. II Sec. 3 Zoning Resolution. Note—Residence district."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended against granting the application; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 1691/59, Objection No. A-1, dated December 4, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 78-60-BZ

APPLICANT—Irving P. Marks for Morris and Lena Metz, owners.

SUBJECT—Application February 3, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail, local retail and residence use district, the change in use of an existing public garage to bowling, recreation center, bar, restaurant and office.

PREMISES AFFECTED—341-349 Troy Avenue and 1515-1527 Carroll Street, northeast corner, Block 1407, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks and Seymour A. Guttman.

For Opposition: Joseph Krinsky.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox, and

Commissioner Becker: ..... 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; laid over to June 28, 1960 for inspection and decision; hearing closed; and



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WHEREAS, the decision of the Borough Superintendent, dated February 1, 1960 acting on Alt. Applic. No. 3934-59, reads:

"1 On a lot located partly in a retail use district, partly in a residence use district and partly in a local retail use district, the proposed change in occupancy from "Public Garage" to "Bowling, Recreation Center, Bar, Restaurant and Office" is contrary to Art. II Sec. 3 and Art. II Sec. 4C of the Zoning Resolution and to the variance granted by the Bd. of Standards & Appeals under Cal. 2451-17-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 3934-59, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

Adjourned: 4:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

## REGULAR MEETING

TUESDAY AFTERNOON, JUNE 28, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

### 299-51-A—Vol. III

APPLICANT—Leonard F. Rothkrug for 349 West 37th Street Garage, Incorporated, owner.

SUBJECT—Application reopened May 3, 1960 as Volume III—appeal from a decision of the Borough Superintendent—re class 1 construction, change in use of sixth floor.

PREMISES AFFECTED—349-351 West 37th Street, north-side, 150 feet East of 9th Avenue, Block 761, Lot 7, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

#### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 11, 1960 on Alt. Applic. 57-59, reads:

"6. Proposed change of use of 6th floor from offices to offices and sale of light merchandise with incidental factory work with not more than 5 persons at manufacturing is contrary to B.S.A. Cal. #299-51-A."

and

WHEREAS, the applicant states that the building is 50 feet by 88 feet 9 inches in area, 6 stories, 73 feet 11 inches high, of class 1 construction, located in unrestricted use, B area, class 1½ height district, built in 1919, now used and occupied since 1952: Cellar, 1st to 5th floors; garage for more than five motor vehicles in cellar and through to the 5th floor, 2 persons each floor; 6th floor—offices, 30 persons; substantially in accordance with Certificate of Occupancy Number 40813 issued February 10, 1953 against Alt. Applic. 191-51; that the proposed use and occupancy will be: cellar to 5th floor—will be the same; 6th floor—display accessory, manufacturing and offices, 5 persons; and

WHEREAS, the applicant states that it is proposed to occupy the 6th floor by one tenant for the display and sale of merchandise of lightweight with incidental factory work in not more than 25 percent of the floor area with not more than 5 persons employed at manufacturing; that the cellar through and including the 5th floor is proposed to be main-

tained without change as garage for more than 5 cars; that the building is provided with one 3 foot 8 inch wide fire proof self-closing one hour test doors, leading from roof bulkhead direct to the street; that in addition the building is equipped with a Multiple Dwelling Law type fire escape at the front of the building with a ladder to the roof bulkhead and a ladder to the street; that it is proposed to replace the fire escape with a Labor Law type fire escape; that the new fire escape will not have a primary means of exit; that the proposed use of the 6th floor will decrease the number of persons from the permitted number at the present time; that in addition the building is classified as a fireproof building; that the total number of occupants is a fraction of the total occupants in a typical factory building; that the garage use in the balance of the building insures that there will be maintenance of the building for longer hours than the normal buildings in the area; that the new fire escape will not have a counterbalanced stair to street, but have a vertical slide ladder; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated February 11, 1960, acting on Alt. App. 57-59 Objection No. six be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal dated March 11, 1960, 8 sheets, and March 25, 1960, one sheet; except that a counterbalanced stair be provided at the second floor in connection with the fire escape on the front of the building instead of the proposed ladder; that all laws, rules and regulations applicable shall be complied with and that a certificate of occupancy shall be obtained.

### 913-57-A—Vol. II

APPLICANT—Morris Brody for Nationwide Investors Incorporated, owner.

SUBJECT—Application reopened February 24, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re increase in area.

PREMISES AFFECTED—12-14 East 37th Street, south-side, 143 feet West of Madison Avenue, Block 866, Lots 67 and 68, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Morris Brody and Eugene A. Hegy, Jr.

ACTION OF BOARD—Appeal granted on condition.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

#### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 8, 1960 on Alt. Applic. 1757-56, reads:

"1. Increase in area of bldg. from 2nd floor to roof is contrary to Board of Standards & Appeals Resolution Cal. #913-57-A."

and

WHEREAS, the applicant states that the building is 51 feet by 60 feet in area, 5 stories, 58 feet high, of class 3 construction, located in restricted retail use, B area, class 2 height district, now used and occupied: #12 East 37th Street—cellar—storage and utilities; 1st floor—stores, 35 persons; 2nd floor—showroom and office, 20 persons; 3rd floor—offices, 4 persons; 4th floor—1 apartment; 5th floor—permanent vacant; #14 East 37th Street—cellar—storage and utilities; 1st floor—store, 50 persons; 2nd floor—showroom and offices, 15 persons; 3rd floor—1 apartment; 4th floor—1 apartment; 5th floor—2 apartments; substantially in accordance with Certificates of Occupancies #41642 and 36262 issued September 23, 1953 and October 19, 1949, against Alt. Applic. 283-53 and Alt. Applic. 1894-46; that the proposed use and occupancy will be: (Combined buildings)—cellar—storage and utilities, 5 persons; 1st floor—store, restaurant and photo studios, 85 persons; 2nd floor—showrooms and offices, 85 persons; 3rd, 4th and 5th floors—



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offices, 100 persons each floor; and

WHEREAS, the applicant states that the combined buildings are to be extended; that part of the wall between the two buildings will be removed to provide a net area of about 4000 square feet per floor; that the existing non-fireproof stairhall in #12, be altered by installing new steel stairs and making all partitions 1 hour fire rated by covering both sides of the stud partitions with metal lath and cement plaster, and installing rated Fireproof self-closing doors in this stairhall from street to the roof; that the existing non fire-proof stairhall, street to roof in #14 is to have the remaining wood stairs replaced by steel stairs, and any partitions not of rated construction, are to be made so by covering the studs by metal lath and cement plaster on both sides; that all doors are rated fireproof self-closing and the entire existing stairhall is sprinklered; that the new elevator in #12 is to be enclosed in 8 inch masonry walls and 1½ hour rated fireproof self-closing doors; that the entire cellar ceiling is covered with metal lath and cement plaster; that all ceilings of the upper floors will be 1 hour fire rated by covering with Fire Code #60; that the doors to the lobbies of both #12 and #14 East 37th Street from the adjoining areas are existing conditions, acceptable to the Department of Buildings in previously approved plans; that in #12 the door is the only means of getting to a tenant space at the rear of the building; that in #14 this door is a second means of egress from a tenant area.

Resolved, that the decision of the Borough Superintendent, dated January 8, 1960, acting on Alt. App. 1757-56 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal dated March 19, 1960, 8 sheets; on the further condition that the entire building be equipped with a one source sprinkler system; that all laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy be obtained.

## 71-60-A

APPLICANT—Samuel Rosenblum for 115 Wooster Street Corporation, owner.

SUBJECT—Application February 1, 1960—Appeal from a decision of the Borough Superintendent—re stairs and egress.

PREMISES AFFECTED—115-121 Wooster Street, west side, 101 feet south of Prince Street, and 431-433 West Broadway, Block 501, Lots 10, 11, and 20, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 14, 1960 on B.N. Applic. 2473-59, reads:

"1. Stairs must extend to roof (original approval based on this bldg. being considered as 3 separate bldgs. for exit purposes and as such access to adjoining roofs obtainable).

2. Enclosures at 1st floor for cellar stairs rear to provide direct egress to street from cellar."

and

WHEREAS, the applicant states that the building is 100 feet by 200 feet in area, 6 stories, 82 feet 6 inches high, of class 3 construction, located in unrestricted and retail use, B area, class 2 height district, built in 1896, now used and occupied since 1916: 115-117 Wooster Street—cellar, storage (cardboard), 1 person; 1st floor—manufacturing (cardboard), 11 persons; 2nd floor—manufacturing (cardboard), 4 persons; 3rd floor—manufacturing, (lace embroidery), 20 persons; 4th floor—silk screening, 15 persons; 5th floor—manufacturing (artificial flowers), 30 persons; 6th floor—

manufacturing (artificial flowers), 3 persons; 119-21 Wooster Street—cellar—storage of electrical supplies, 2 persons; 1st floor—sale of electric supplies, 5 persons; 2nd floor—manufacturing (artificial flowers), 2 persons; 3rd floor—manufacturing (lace embroidery), 20 persons; 4th floor—silk screening, 15 persons; 5th floor—manufacturing, (artificial flowers), 30 persons; 6th floor—manufacturing (artificial flowers) and storage, 3 persons; that without a certificate of occupancy; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the exits of 3 interior stairs, two substandard fire escapes and party wall balconies on the rear of 115 and 121 Wooster Street; that the cellar have no factory occupancy; that the 1st and 2nd floors are subdivided by tenant factory occupants; that 3rd to 6th floors have one tenant per floor; that all 3 stairs are 3 feet wide of wood construction, terminates at roof with a vertical ladder; that the stair enclosure will be covered with a fire retarding material and equipped with fireproof self-closing doors; that the cellar stairs will be enclosed in masonry walls with fireproof self-closing doors; that the West Broadway stairs does not lead to street; that the building is separated into 3 portions by masonry walls with fire protected openings; that the windows on both streets facing fire escapes are wood with clear glass; that the windows on the rear fire escapes are fireproof; that front fire escapes terminates at street with a vertical drop ladder; that the building is equipped throughout with a two source sprinkler system and a central station connection; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated January 14, 1960, acting on B.N. Applic. 2473-59, be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that any wood partitions obstructing access to required stairways on all floors shall be removed; that the existing sprinkler system shall be maintained; and that all laws, rules and regulations applicable shall be complied with.

## 96-60-A

APPLICANT—Polarad Electronics Corporation for Albert W. Franklin, owner.

SUBJECT—Application February 8, 1960—Appeal from an order and a decision of the Fire Commissioner—re Fire exit lock.

PREMISES AFFECTED—43-20 34th Street, west side, 100.02 feet south of 43rd Avenue, Block 243, Lot 35, Long Island City, Borough of Queens.

## APPEARANCES—

For Applicant: Daniel P. Chernoff.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the order and decision of the Fire Commissioner, dated April 2, 1959 and January 29, 1960 on Order Number 1890-9, reads:

"1. Discontinue use of exit lock on each story for reason these locks have not been approved by Board of Standards and Appeals for use at these specific premises. Sec. C19-161.0 of the Adm. Code."

and

WHEREAS, the applicant states that the building is 180 feet by 90 feet in area, 4 stories, 50 feet high, of class 1 construction, located in unrestricted use, B area, class 1½ height district, built (date unknown), now used and occupied since 1955: cellar—boiler room; basement, factory and accessory office, 85 persons; 1st floor—factory, 135 persons; 2nd floor—factory, 90 persons; 3rd floor—factory, 70 persons; substantially in accordance with Certificate of Occupancy Number Q102853 issued May 27, 1955 against Alt.



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Applic. 2714-54; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the company is engaged in classified work for the Armed Services vital to the cause of national security and for that reason exit locks have heretofore been employed exclusively on the premises in lieu of panic bolts; that panic bolts are easily opened from the inside without alarm or other warning means being given, and, in addition, there is no evidence after the door has been closed that the lock has been released; that on the other hand, the exit lock is attached to an indicating device which immediately informs the security guard; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the appeal not be granted.

*Resolved*, that the order and decision of the Fire Commissioner, dated April 2, 1959 and January 29, 1960, respectively, acting on Order Number 1890-9, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 289-60-A

APPLICANT—Burke and Groh for William Uhl, adjoining property owner.

OWNER OF PREMISES—Bay Terrace Country Club, Incorporated.

SUBJECT—Application April 13, 1960—Review of decision of Borough Superintendent and revocation of permit NB 4219/59 re—parking facilities.

PREMISES AFFECTED—217-14 24th Avenue, southeast corner of Little Neck Boulevard, Block 6008, Lots 95, 101 and 103, Bayside, Borough of Queens.

### APPEARANCES—

For Applicant: Robert Groh.

For Opposition: R. S. Hardy.

ACTION OF BOARD—Appeal to reverse Borough Superintendent's decision denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox, and Commissioner Becker ..... 4

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the applicant states this appeal is presented to the Board of Standards and Appeals at the request of William Uhl, the property owner who resides at 24-40 Little Neck Boulevard, Bayside, New York, to reverse the decision of the Borough Superintendent of March 14, 1960, to permit on the premises of 217-14 24th Avenue, Borough of Queens, under N.B. Applic. 4219-59, the erection of a community club and pool by the Bay Terrace Country Club, Inc.; that the issuance of a permit to construct a swimming pool, etc., was contrary to Article II, Subdivision 2, Section 3 of the Zoning Resolution, which states "Clubs, excepting clubs the chief activity of which is a service customarily carried on as a business"; that to raise the sums of money necessary in this proposition, bonds have been issued with a promise of a 10% return on the original investment; that this places the entire proposition in the category of a profit making organization and therefore, in the realm of business; that it is proposed in the plans to use septic tanks or cess-pools; that this land is eight feet above sea level on clay soil, which, in time, would create a health hazard to the neighborhood; that this entire system would be against the public health and welfare and the permit should be revoked by the Board; and

WHEREAS, the Board finds that the Bay Terrace Country Club is a Membership Corporation, organized under the Membership Corporations Law of the State of New York; that the Certificate of Incorporation for that organization was approved by the Supreme Court of the State of New York as complying with the requirements of the Membership Corporations Law, which means that the corporation is not organized for pecuniary profit.

*Resolved*, that the action of the Borough Superintendent

in issuing a building permit under N.B. App. 4219-59, dated March 14, 1960 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 302-60-A

APPLICANT—Carl E. Schiffer for Fredric Burgert, owner.

SUBJECT—Application April 22, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Sections 34 and 216 of the Multiple Dwelling Law re—superintendent's cellar apartment.

PREMISES AFFECTED—1868 White Plains Road, east side, 78.06 feet south of Rhineland Avenue, Block 4050, Lot 35, Borough of The Bronx.

### APPEARANCES—

For Applicant: Carl E. Schiffer and Fred Burgert.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 18, 1960 on Alt. Applic. 117-60, reads:

"A1. cellar apt. in above building is contrary to Sec. 34 and Sec. 216 of the multiple dwelling law."

and

WHEREAS, the applicant states that the building is 35 feet 8 inches by 58 feet in area, 3 stories, of class 3 construction, located in business use, B area, class 1¼ height district, built in 1925, now used and occupied since 1925: cellar—apartment, boiler and storage, 1 person; 1st to 3rd floors—2 families each floor; and

WHEREAS, the applicant states that Certificate of Occupancy No. 2294 issued November 6, 1925 gives occupancy as 6 families; that the applicant wishes to legalize the use of the cellar apartment; that this apartment has been used for over 20 years as an apartment for the superintendent of the building; that it has been inspected and approved in prior years; that the present use as a cellar apartment has been approved for temporary periods for the entire duration of the law permitting such use; that at the present time, however, the old superintendent having been replaced by the current one, there is a violation of the existing law; that failure to grant this variance would cause unnecessary hardship as envisaged in Multiple Dwelling Law Section 310, under which this appeal is taken; that it would be for all practical purposes impossible to obtain the services of a superintendent, unless an apartment is available for his use; that all other apartments in the premises are occupied and it is not possible to evict any present occupant even if the owner desired; that the rear yard is 24.02 feet deep; that the yard is 2 feet 3 inches above the cellar floor grade; that the ceiling height is 9 feet; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated April 18, 1960, acting on Alt. App. 117-60 Objection No. A1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal dated April 22, 1960, 2 sheets; that all laws, rules and regulations applicable be complied with and that a certificate of occupancy shall be obtained.

## 383-60-A

APPLICANT—Morris Berman, owner.

SUBJECT—Application May 12, 1960—Appeal from a decision of the Borough Superintendent—re connection to public sewer.

PREMISES AFFECTED—1947 Rockaway Parkway, east side, 140 feet south of Avenue N, Block 8300, Lot 36, Borough of Brooklyn.



# MINUTES

## APPEARANCES—

For Applicant: Robert H. Haskell.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 12, 1960 on B.N. Applic. 1931-60, reads:

"1) The storm water and sanitary plbg. system of the bldg. are required to be connected to the public sewer by Sec. 14-2-1 & Sect. 14-2-2 of the Bldg. Code."

and  
WHEREAS, the applicant states that the building is 13 feet 2 inches by 45 feet in area, 2 stories, 25 feet high, of class 4 construction, located in residence use, D-1 Area, class 1½ height district, built in 1925, as a one family residence, now vacant and boarded up in accordance with the Inspector's Report of March 18th, 1960; that the house was vacated because funds for a street sewer connection were not available, and in the belief that such vacating would remove the violation; that however, the Violation 1015-60 to connect sanitary and storm water to the street sewer was repeated, and the owners are now faced with an apparently unjustifiable expense for non-revenue producing property; that the funds for the connection are still unavailable; that it is respectfully submitted that since there is no sanitary sewage, as certified by the Inspector as to vacancy, and since storm water is adequately drained into a cesspool, that sewer connection at this time is not necessary for any reason; that it is the hope of the owners that when the violation, with its attendant difficulties, is removed, that a tenant would then be found and a sewer connection made before occupancy.

Resolved, that the decision of the Borough Superintendent, dated May 12, 1960, acting on B.N. App. 1931-60 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted* only until the building is occupied, and in no event beyond one year, *on condition* that the building conform to drawing filed with this appeal dated May 12, 1960, one sheet; that all other laws, rules and regulations applicable shall be complied with and that a certificate of occupancy shall be obtained.

## 93-59-A

APPLICANT—De Rose & Cavalieri for Geros-Paladino Holding Corp., owner; The White Motor Company, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—re Appeal from a decision of the Borough Superintendent—re egress; previously granted on condition.

PREMISES AFFECTED—646-662 11th Avenue, east side from West 47th Street to West 48th Street, 543 West 47th Street and 556-558 West 48th Street, Block 1076, Lot 1 Borough of Manhattan.

## APPEARANCES—

For Applicant: George J. Cavalieri.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1959, by adding thereto:

"that the emergency means of egress at the easterly

end of the partition separating the two occupancies on the second floor may be omitted as shown on revised drawing marked 'Received May 17, 1960', one sheet; that all permits shall be obtained and all work completed within six months from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained; *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt 1457/58)

## 137-60-A

APPLICANT—Joseph Nierenberg for Clare Marks, owner.

SUBJECT—Application for consideration—reopening and reconsideration under Article IV, Rule 5, Rules of Procedure—re filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 56 of the Multiple Dwelling Law—re increase in occupancy, with a frame structure on the same lot.

PREMISES AFFECTED—2823 West 29th Street, east side, 175 feet south of Neptune Avenue, Block 7011, Lot 79, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Joseph Nierenberg.

ACTION OF BOARD—Application reopened and set for hearing on July 12, 1960, at 2 P.M., to reconsider the Board's action of June 7, 1960.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## 732-59-A

APPLICANT—Casale and Nowell substituted for Archie Protopapas; Ruth Goodney, owner.

SUBJECT—Application November 9, 1959—Appeal filed pursuant to Section 310 of the Multiple Dwelling Law, for variation of Section 177, re—use of cellar for living purposes.

PREMISES AFFECTED—18 East 68th Street, south side, 95 feet west of Madison Avenue, Block 1382, Lot 60, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alvin F. Gunther.

ACTION OF BOARD—Laid over to July 6, 1960, at 2 P. M. for complete vote.

## THE VOTE—

Affirmative: Chairman Foley and Commissioner Becker 2

Negative: Vice Chairman Kleinert and Commissioner

Fox ..... 2

Absent: Commissioner Sleeper ..... 1

## 264-45-A—Vol. II

APPLICANT—Philip Freshman for M & J Knitcraft Company, Incorporated, owner.

SUBJECT—Application reopened May 3, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re—extension and arrangement of existing factory.

PREMISES AFFECTED—1052-1054 Greene Avenue, south side, 51 feet, 8 inches west of Broadway, Block 1623, Lot 33, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Laid over to July 12, 1960, at 2 P. M. for inspection & decision.

## 845-59-A

APPLICANT—The Procter and Gamble Mfg., Company, owner.

SUBJECT—Application December 14, 1959—Appeal from a decision of the Fire Commissioner—re permit to smoke in factory.

PREMISES AFFECTED—3666 Richmond Terrace, southwest corner of Western Avenue, Blocks 1338, and 1400, Lots 1 and 1, respectively, Port Ivory, Borough of Richmond.



# MINUTES

## APPEARANCES—

For Applicant: Carl A. Pearson.

ACTION OF BOARD—Laid over to July 19, 1960, at 2 P. M. for inspection and decision.

## 102-60-A

APPLICANT—Hady H. Craigwell for Hylas Strangs, owner.

SUBJECT—Application February 17, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 231 of the Multiple Dwelling Law re—egress.

PREMISES AFFECTED—1060 Grant Avenue, east side, 157 feet south of East 166th Street, Block 2448, Lot 10, Borough of The Bronx.

## APPEARANCES—

For Applicant: Hady H. Craigwell.

ACTION OF BOARD—Laid over to July 12, 1960, at 2 P. M. for further consideration after applicant has submitted a statement as to details of proposal.

## 114-60-A

APPLICANT—James C. Judge for Neptune Meter Company, owner.

SUBJECT—Application February 19, 1960—appeal from the decision of Fire Commissioner—re smoking in certain areas.

PREMISES AFFECTED—22-22 Jackson Avenue, south west corner Crane Street, Block 72, Lot 73, Long Island City, Borough of Queens.

## APPEARANCES—

For Applicant: Godfrey Hansen and E. L. Samuels.

ACTION OF BOARD—Laid over to July 12, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 119-60-A

APPLICANT—Andrew Di Camillo for Pascor Realty Corporation, owner.

SUBJECT—Application February 11, 1960—appeal from a decision of the Borough Superintendent—re Exits and Conveyor from first to third floors.

PREMISES AFFECTED—452 West 19th Street, south-side, 100 feet east of 10th Avenue, Block 716, Lot 64, Borough of Manhattan.

## APPEARANCES—

For Applicant: Andrew Di Camillo.

ACTION OF BOARD—Laid over to July 12, 1960, at 2 P. M. for inspection and decision.

## 123-60-A

APPLICANT—Samuel Garnett for Raalbro Realty Corporation, owner.

SUBJECT—Application February 24, 1960—appeal from a decision of the Borough Superintendent—re Class III Construction, factory height excessive.

PREMISES AFFECTED—36 West 38th Street, south-side, 412 feet east of Avenue of the Americas, Block 839, Lot 67, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Garnett.

ACTION OF BOARD—Laid over to July 12, 1960, at 2 P. M. for inspection and decision.

## 260-60-A

APPLICANT—John T. Kellcher, Borough Superintendent, Queens.

OWNER OF PREMISES: Berthe W. Sammarco.

SUBJECT—Revocation of Certificate of Occupancy, Q116528 issued 6/11/57 re—conversion of one family dwelling to two family dwelling, G-1 area district under 288-56-BZ.

PREMISES AFFECTED—86-09 188th Street, east side, 367.93 feet south of McLaughlin Avenue, Block 10503, Lot 74, Hollis, Borough of Queens.

## APPEARANCES—

For Applicant: Elias Skriloff, Building Dept.

For Owner: John F. Fitzsimons.

ACTION OF BOARD—Laid over for further study; date to be set.

## 1132-39-BZ—Vol. II

APPLICANT—De Rose and Cavalieri for J. Clarence Davies, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 2, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a retail use district, the erection of a one-story extension to an existing one-story commercial building occupied by two retail stores into the residence use district.

PREMISES AFFECTED—31-34 Westchester Square, west side, 185.515 feet south of Frisby Avenue and 2584-2588 Frisby Avenue and 1420-1434 Benson Street, Block 3984, Lots 4, 5, 6, 7, 8, 9 and 30, Borough of The Bronx.

## APPEARANCES—

For Applicant: George J. Cavalieri.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on June 3, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 2, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 9, 1940, as *amended* through June 2, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. 1081/57)

## 254-45-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Titus Motors, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7e and 7h of the Zoning Resolution, to permit in a residence and local retail use district, the sale, storage and display of new and used cars to permit the erection of a gasoline service station, to be used in conjunction with an authorized auto dealer and permitting the existing uses of showroom, motor vehicle repairs and storage of five cars and bulky parts storage.

PREMISES AFFECTED — 186-23 to 186-49 Merrick Boulevard and 186-01 to 186-13 Ridgedale Avenue, north-west corner; 186-02 to 186-16 Pineville Lane and 125-12 to 125-32 Defoe Street, Block 12718, Lot 1, Springfield Gardens, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1



# MINUTES

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. IV on May 24, 1955 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 22, 1956; and

WHEREAS, the resolution was last amended on January 29, 1957; and

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, the applicant states that it is proposed to re-apportion the present Lot No. 1 into Lots Nos. 1 and 17, thereby reducing the area of the gasoline service station; that the gasoline service station will occupy Lot 17 and that the one-story building on the new Lot No. 1 will revert to its legal use, under a new alteration application to be filed with the Department of Buildings; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 24, 1955, as *amended* through January 29, 1957, by adding thereto:

"that Lot No. 1 may be reapportioned; that the gasoline service station may be reduced in area and arranged as shown on revised drawings marked "Received May 6, 1960", 3 sheets; that this work shall be done in compliance with the provisions of Section 22A of the Zoning Resolution from the date of this amended resolution; that a new certificate of occupancy shall be obtained; and that the new Lot No. 1 shall revert to its legal use; *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 757/60)

## 215-50-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug for Hannah Schwartz, owner; Miles Shoe Store, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, DD area district, the erection and maintenance of three retail stores with accessory customer and employee parking with the building occupying more than the permitted area and without the required setback all for a temporary term of twenty-one (21) years.

PREMISES AFFECTED—2228-2250 Linden Boulevard, south side, from Cleveland Street to Ashford Street, Block 4359, Lots 1 and 6, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III on October 14, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 14, 1959, by adding thereto:

"that the facade of Building A may be redesigned and provided with a show window on Ashford Street, as shown on revised drawings marked 'Received May 5, 1960', 2 sheets (sheets Nos. 2 and 3) except that the Ashford Street side of the building shall be faced with face brick instead of the concrete blocks as shown; that

a certificate of occupancy shall be issued upon the completion of Building A and a separate certificate of occupancy shall be issued upon the completion of Building B, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. App. 1513/59 and 1514/59)

## 623-53-BZ—Vol. II

APPLICANT—Paul Friedman for Sydney M. Siegel, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, for a term of 20 years, the erection and maintenance of a business structure (store) and permitting the parking of partons' and employee's motor vehicles on unbuilt upon portion of plot. PREMISES AFFECTED—60-01 to 60-31 Beach Channel Drive and 305-31 Beach 60th Street, southwest corner, 60-02 to 60-30 Arverne Boulevard, Block 385, Lot 45, Arverne, Borough of Queens.

## APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on May 10, 1955 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on July 7, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 10, 1955, as *amended* through July 7, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 2866/54)

## 1010-55-BZ

APPLICANT—Albert Melniker for Joseph Rae Enterprises, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 12, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools and parking for more than five motor vehicles with proposed curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill Road and 600 Clay Pit Road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1



# MINUTES

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 12, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1956, as *amended* on May 12, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 1234/55)

## 742-57-BZ

APPLICANT—Alfred Easton Poor for Chase Manhattan Bank, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 9, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a Class two and one-half height district, the erection of a 21 story commercial building exceeding the permitted height.

PREMISES AFFECTED—24 Pine Street, north side, 94 feet 1½ inches east of Nassau Street, Block 44, Lot 106, Borough of Manhattan.

## APPEARANCES—

For Applicant: Harold G. Collins.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 10, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 9, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1958 as *amended* on June 9, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 96/57)

## 618-58-BZ

APPLICANT—Michael A. Cardo for Gaspar Guzzetta, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 9, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a retail use district, the erection of a second floor addition to an existing

one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

## APPEARANCES—

For Applicant: Michael A. Cardo.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 9, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 9, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 731/58)

## 158-59-BZ

APPLICANT—Robert Gottlieb for Congregation Center of Israel, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permit in a B area district, the erection of a one story extension to the rear of the south building which will encroach on the required rear yard.

PREMISES AFFECTED—2315-2323 Grand Concourse, west side, 147 feet north of East 183rd Street and 2314 Creston Avenue, Block 3164, Lots 9 and 29, Borough of The Bronx.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1959, by adding thereto:

"that the proposed one-story extension to the rear of the south building may be increased in area as shown on revised drawings marked 'Received May 16, 1960', 2 sheets; that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and a certificate of occupancy shall be obtained; on condition that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. 111/59)



# MINUTES

## 78-59-BZ

APPLICANT—De Rose & Cavalieri for Gerosa-Paladino Holding Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting the erection of a one-story commercial building which would be partly in a residence use district and partly in a business use district and accessory parking space in a residence use district.

PREMISES AFFECTED—1241-1249 Randall Avenue, 600-628 Barretto Street, northeast corner and 615 Manida Street, Block 2765, Lots 227, 232, 236, 237, 238, 240 and 244, Borough of The Bronx.

### APPEARANCES—

For Applicant: George J. Cavalieri.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

Absent: Commissioner Sleeper ..... 1

WHEREAS, this application was granted by the Board on July 24, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 24, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 10/59)

## 374-37-BZ—Vol. III

APPLICANT—Samuel Miller for Humble Oil and Refining Co., owner.

SUBJECT—Application for consideration—re-opening for amendment of resolution and extension of time to complete the work—re-decision of the Borough Superintendent, previously granted on condition, under Sections 7f, 7e and 7i of the Zoning Resolution, permitting in a business use district the erection and maintenance of a gasoline and oil service station, lubricatorium, facilities for car washing and minor repairs, an office and salesroom, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

### APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and set for hearing on July 26, 1960, at 10 A.M., to consider amendment of resolution, and extension of time to obtain permits and complete the work which expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 259-39-BZ

APPLICANT—Meyer Wilen for John, Conrad, Joseph and Edward Crimarco, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 1, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a residence use district, the maintenance of a garage for eight motor vehicles for a term of five years.

PREMISES AFFECTED—57-18 to 57-24 Granger Street, south side, 131 feet east of Martense Avenue, Block 1950, Lot 46, Corona, Borough of Queens.

### APPEARANCES—

For Applicant: Meyer Wilen.

ACTION OF BOARD—Application reopened and set for hearing on July 26, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

## 532-44-BZ—Vol. II

APPLICANT—Pasquale P. Caiazza for Rose Cali, Frank Schettino and Mildred Schettino, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 15, 1960—re Application, decision of the Borough Superintendent, permitting in a residence use district the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted.

PREMISES AFFECTED—42-44 Brighton Street, west side 464 feet south of Amboy Road, Block 7900, Lot 37, Tottenville, Borough of Richmond.

### APPEARANCES—

For Applicant: Emily Viggiano.

ACTION OF BOARD—Application reopened and set for hearing on July 26, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publication in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

## 80-54-BZ

APPLICANT—Philip Freshman for Dryden Hotel Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 27, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the conversion and use of present apartments, on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

PREMISES AFFECTED—143-152 East 39th Street, south side, 100 feet west of 3rd Avenue, Block 894, Lot 52, Borough of Manhattan.

### APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Application reopened and set for hearing on July 26, 1960, at 10 A.M., to consider extension of time to obtain permits and complete the work, which expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

## 915-57-BZ

APPLICANT—Samuel Miller for Humble Oil and Refining Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete the work—re application, decision of the Borough Superintendent, previously granted on condition under Sections 7f, 7h and 7i of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, minor repairs, sale of auto accessories, auto laundry and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3625 Eastchester Road, 1495-1499 Oakley Avenue, northwest corner and 1144-1148 East 222nd Street, Block 4716, Lot 28, Borough of The Bronx.

## APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and set for hearing on July 26, 1960, at 10 A.M., to consider amendment of resolution, and extension of time to obtain permits and complete the work which expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

## 409-58-BZ

APPLICANT—Andrew Di Camillo for Joseph Coscia, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 3, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7h, 7i and 21 of the Zoning Resolution, permitting in a retail and residence use C area district, the erection of a one story extension to the present building and change uses of auto laundry, auto body repairs and paint shop, parking and a storage of more than five motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

PREMISES AFFECTED—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Andrew Di Camillo.

ACTION OF BOARD—Application reopened and set for hearing on July 26, 1960, at 10 A.M., to consider extension of time to obtain permits and complete the work which expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 35-59-BZ—Vol. II

APPLICANT—Max Siegel Associates for 30 West 58th Corporation and 23 West 57th Corporation, owners.

SUBJECT—Application for consideration—reopening as

Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles for a stated term of ten years.

PREMISES AFFECTED—30-34 West 58th Street, south side, 400 feet west of Fifth Avenue, Block 1273, Lots 19, 20, 54, 55 and 56, Borough of Manhattan.

## APPEARANCES—

For Applicant: Anthony M. Carabba.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

## 574-59-BZ—Vol. I

APPLICANT—Burke & Groh for Trans-Lux Theatre Corporation, owner; Crest Lanes, lessee.

SUBJECT—Application for consideration—Application, decision of the Borough Superintendent, under Sections 7c and 7h of the Zoning Resolution, to permit in a local retail and residence use district the change in use of an existing building from theatre to furniture showroom and warehouse with loading and unloading and parking of customers' and employees' cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—1143-1151 (inclusive) Ogden Avenue, west side, 100 feet south of Union Place, Block 2525, Lot 95, Borough of The Bronx.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application to reopen, withdrawn at request of applicant with permission to transfer all pertinent papers to Cal. No. 574-59-BZ, Vol. II.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

## 574-59-BZ—Vol. II

APPLICANT—Burke & Groh for Trans-Lux Theatre Corporation, owner; Crest Lanes, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent, under Sections 7c and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use of an existing building from theatre to furniture showroom and warehouse with loading and unloading and parking of customers' and employees' cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—1143-1151 (inclusive) Ogden Avenue, west side, 100 feet south of Union Place, Block 2525, Lot 95, Borough of The Bronx.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure, with permission to transfer all pertinent papers from Cal. No. 574-59-BZ, Vol. I, withdrawn this day at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

Adjourned: 6:05 P.M.

JOSEPH J. DOYLE, Chief Clerk.



RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises .....
Name of concern.....

Building No. ....Story.....

FOREMAN OR PERSON IN CHARGE

Regular ..... Substitute
.....

WATCHMAN

.....

MALE SEARCHER

.....

FEMALE SEARCHER

.....

STREET ALARM BOX RUNNER

.....

FIRE BRIGADE

.....

EXIT GUARDS

Exit.....
" .....
" .....
" .....
" .....

Squad Monitors

Squad No. 1.....
" " 2.....
" " 3.....
" " 4.....
" " 5.....
" " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free

from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.



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## RULES

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

### Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

**Note:** Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

### Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 10.1 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

### Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the

building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

### Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

### Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.



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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 28

### DIRECTORY

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TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

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### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.



# CALENDAR

## DOCKET

*New Cases filed up to July 5, 1960.*

*Cal. No. Dept. Premises Affected*

**488-60-BZ—B.Q.**—140-46 Queens Boulevard, west side, 116.7 feet north of Jamaica Avenue, Block 9619, Lot 28, Jamaica, Borough of Queens, Alt. 1102-60, re—proposed change in use of structure from storage and offices to sales and services of automotive repairs of mufflers, etc., business use district.

**489-60-BZ—B.Bx.**—88 West 174th Street, south side, 234 feet west of Macombs Road, Block 2876, Lot 19, Borough of The Bronx, Alt. 98-60, re—parking and storage of more than 5 motor vehicles, residence use district.

**490-60-A—B.B.**—1201-1211 Quentin Road and 1673-1683 East 12th Street, northeast corner, Block 6775, Lot 43, Borough of Brooklyn, B.N. 2919-60, re—removal of marquee.

**491-60-A—B.B.**—119 Driggs Avenue and 93-101 North Henry Street, southwest corner, Block 2703, Lot 26, Borough of Brooklyn, Alt. 2572-59, re—frame building to be used for public use.

**492-60-BZ—B.B.**—1910-1934 Utica Avenue, west side, 150 feet south of Avenue K, Block 7829, Lot 59, Borough of Brooklyn, Alt. 1182-60, re—proposed increase in area of the existing building to occupy 100% of the lot, D-1 area, business use district.

**493-60-SM—S.A.** des Ciments Portland Cement, complying with A.S.T.M. C.150: 1956 Type I specifications, manufactured by S.A. des Ciments Portland Liegeois, Material.

**494-60-SM—Universal Thermo Panel System of Construction**, manufactured by Universal Thermo Panel Sales Co., Material.

**495-60-BZ—B.Q.**—144-50 Northern Boulevard, south side, 356.77 feet east of Parsons Boulevard, Block 5014, Lot 23, Flushing, Borough of Queens, N.B. 4489-59, re—accessory parking, and doorway, commercial use, partly local retail and partly residence use district.

**496-60-A—B.M.**—230 East 127th Street, south side, 230 feet west of 2nd Avenue, Block 1791, Lot 34, Borough of Manhattan, Alt. 1085-58, re—non-fireproof construction.

**497-60-BZ—B.Q.**—135-22 Centerville Street, west side, 29.92 feet south of Pitkin Avenue, 97-04 Pitkin Avenue, Block 11534, Lot 1, Ozone Park, Borough of Queens, Alt. 1138-60, re—business parking of motor vehicles, residence use district.

**498-60-BZ—B.B.**—122 76th Street, south side, 98 feet east of Colonial Road and 123 77th Street, Block 5948, Lots 14 and 16, Borough of Brooklyn, N.B. 1470-60, re—proposed multiple dwelling to be erected in an E-1 area, residence use district.

**499-60-SM—Fab-Form**, Model 25, plain and coated, Model 27, plain and coated, manufactured by Pittsburgh Steel Co., Material.

**500-60-SM—Kulihat**, Cone shaped perforated aluminum sound absorber on ceiling hooks, manufactured by Ole Remfeldt A/S Electronica, Material.

**501-60-SA—Rectangular "C" Ethylene Oxide Sterilizer**, Model No. RB4884R, manufactured by American Sterilizer Co., Appliance.

**502-60-BZ—B.M.**—4452-4456 Broadway, southeast corner Fairview Avenue, Block 2170, Lot 400 and 62, Borough of Manhattan, Alt. 994-60, re—proposed parking lot for storage and parking of more than 5 motor vehicles, residence use district.

**503-60-A—F.D.**—73-02 and 73-11, 73-51 and 73-63 Bell Boulevard, southeast corner 73rd Avenue, Block 7738, Lot 1; 73-50 and 73-62 Bell Boulevard southwest corner 73rd Avenue, Block 7732, Lot 2; 75-08 and 75-20 Bell Boulevard, southwest corner 75th Avenue, 75-40 and 75-50 Bell Boulevard, southwest corner 75th Avenue, Block 7748, Lot 500; 211-02 and 211-06 75th Avenue southeast corner 210th Street, Block 7748, Lot 400; 213-02 and 213-06, 212-04 and 212-08 75th Avenue southwest corner Bell Boulevard, Block 7748, Lot 500; 212-03 and 212-07, 211-01 and 211-05 75th Avenue, northeast corner 210th Street, Block 7732, Lot 150; 213-01 and 213-07 75th Avenue, southeast corner Bell Boulevard, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street southeast corner 75th Avenue, Block 7748, Lot 400; 211-02 and 211-10, 212-04 and 212-12, 213-02 and 213-08 73rd Avenue, southeast corner 210th Street, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street southeast corner 75th Avenue, Block 7748, Lot 400; 73-11 and 73-23 210th Street southeast corner 73rd Avenue, Block 7732, Lot 2; 73-45 and 73-55 210th Street northeast corner 75th Avenue, Block 7732, Lot 150, Bayside, Borough of Queens, F.D. Order Nos. 358219 to 358227 inclusive, re—have person supervising fuel oil burning apparatus obtain certificate of fitness.

### *Restored to Docket*

**350-58-BZ—Vol. II—B.Bx.**—1731-1739 East 172nd Street and 1305-1313 Rosedale Avenue, northwest corner, Block 3873, Lot 1, Borough of The Bronx, Alt. 985-57, re—repairing of mail boxes and punching plates for electric bells—residence use district.

**522-48-BZ—Vol. III—B.Q.**—170-02 to 170-08 (170-02 official) 93rd Avenue, and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens, Alt. 3075-58, re—1 story Class 3 extension and change of use to offices, storage of pipes, threading & cutting of pipes, parking and storage of motor vehicles, etc.—residence use district.

**164-37-BZ—Vol. IV—B.B.**—9716-9726 Church Avenue and 494-542 East 98th Street, southwest corner, Block 4718, Lot 42, Borough of Brooklyn, Amendment to N.B. 956-49, re—opened for consideration as to extension of term of variance, re—gasoline service station, accessory sales, parking and storage, etc.—business use district.



# CALENDAR

**514-45-BZ—Vol. II—B.B.—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn, Amendment to Alt. 337-58, reopened for consideration as to extension of time to complete, re—manufacture of metal products, assembly of machines and machine parts, etc.—manufacturing retail use district.**

**826-49-BZ—B.M.—118 Sullivan Street, west side, 125 feet south of Prince Street, Block 504, Lot 28, Borough of Manhattan, Alt. 1858-49, reopened for consideration as to extension of term of variance, re—cooperage and barrel storage—residence use district.**

**1083-47-BZ—Vol. IV—B.M.—327-337 East 105th Street, north side, 225 feet west of 1st Avenue, Block 1677, Lots 14, 15 and 17, Borough of Manhattan, Alt. 1610-59, re—2 story addition to a laundry building—residence use district.**

**115-59-BZ—Vol. II—B.Bx.—Longfellow Avenue (no house number), east side, 80 feet north of East 174th Street, Block 3011, Lots 5, 9 and 10, Borough of The Bronx, Alt. 990-58, re—extension of parking lot—residence use district.**

**32-38-BZ—Vol. II—B.B.—80-92 3rd Avenue, southwest corner of Dean Street and 271-283 Bergen Street, Block 197, Lot 28, Borough of Brooklyn, Alt. 4068-59, re—manufacturing, storage and offices—unrestricted and residence use district.**

**567-43-BZ—Vol. II—B.Q.—657 Fairview Avenue, north side, 77 feet 3½ inches east of Linden Street, Block 2485, Lot 1, Ridgewood, Borough of Queens, Alt. 908-60, re—extension on 2nd floor for use as kitchen accessory to business use—local retail use district.**

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

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| Arc and Gas Welding and Oxygen Cutting .....                                                                                                                 | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier Rules..                                                                                                                             | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of .....                                                                                        | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                                                                                         | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                                                                                | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                                                                                             | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                                                                                      | April 24, 1951—Vol. 36, No. 7A |
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| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | June 23, 1960—Vol. 45, No. 25  |
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| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | June 30, 1960—Vol. 45, No. 26  |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations, Reporting.                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...                                 | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—                                            | July 11, 1958.                 |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

**JULY 19, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 19, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 21-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Motor Oil Company, owner.

**SUBJECT**—Application January 11, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the use to include lubricatorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—88-11 to 88-21 (88-15 official), Rockaway Boulevard, and 88-10 to 88-18 101st Avenue, northeast corner and 101-02 to 101-10 89th Street, Block 9090, Lot 21, Ozone Park, Borough of Queens.

### 228-60-BZ

**APPLICANT**—Frederick A. Ketcher for Louis Fayne, owner.

**SUBJECT**—Application March 28, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles for a term of five (5) years.

**PREMISES AFFECTED**—1888 Billingsley Terrace, east side, 135.5 feet west of Phelan Place, Block 2879, Lot 259, Borough of The Bronx.

### 626-59-BZ

**APPLICANT**—Philip Freshman for Dr. Algerd Powell, owner.

**SUBJECT**—Application October 1, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the change in use of a first floor of a two story building from storage to manufacturing of a type permitted in a



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business use district and office and continue present factory use on second floor and parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

**PREMISES AFFECTED**—70-28 57th Drive, south side, 91.39 feet west of Mazeau Street, Block 2799, Lot 150, Maspeth, Borough of Queens.

## 627-59-A

**APPLICANT**—Philip Freshman for Dr. Algerd Powell, owner.

**SUBJECT**—Application October 1, 1959—Appeal from a decision of the Borough Superintendent re—frame construction, factory, stairways, skylights, etc.

**PREMISES AFFECTED**—70-28 57th Drive, south side, 91.39 feet west of Mazeau Street, Block 2799, Lot 150, Maspeth, Borough of Queens.

## 288-60-BZ

**APPLICANT**—Victor E. Block for Nicholas Colapinto, owner.

**SUBJECT**—Application April 19, 1960—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sale and storage of accessories, minor auto repairs and parking and storage of motor vehicles and ground sign with curb cuts within 75 feet of a residence use district, for a term of twenty (20) years.

**PREMISES AFFECTED**—161-15 46th Avenue, northwest corner of 162nd Street, Block 5440, Lot 81, Flushing, Borough of Queens.

## 678-54-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Lomac Realty Corporation, owner.

**SUBJECT**—Application reopened January 12, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, a boiler room extension to a diaper laundry previously granted by the Board and to permit an additional lot to be used for accessory parking, loading and unloading.

**PREMISES AFFECTED**—56 and 60-64 Hope Street, southside, 100 feet west of Marcy Avenue and 339 Grand Street, Block 2384, Lots 10 and 12, Borough of Brooklyn.

## 258-60-BZ

**APPLICANT**—Elliot Saltzman for E-N Realty Company, owner.

**SUBJECT**—Application April 7, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present daytime parking lot for employees and customers, no fee charged, from the business use portion into the residence use portion of the plot.

**PREMISES AFFECTED**—164-30 to 164-40 (164-32 official,) South Road and 104-06 to 104-20 165th Street, southwest corner, Block 10163, Lots 51 and 54, Jamaica, Borough of Queens.

## 247-60-BZ

**APPLICANT**—Morton S. Cahn for Sanford Levy, owner.

**SUBJECT**—Application April 1, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story store building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—97-20 64th Avenue, south side, 160.50 feet east of Queens Boulevard, Block 2091, Lot 14, Rego Park, Borough of Queens.

## 167-60-BZ

**APPLICANT**—Frank L. Thompson, for Studley Paper Company Incorporated, owner.

**SUBJECT**—Application March 8, 1960—decision of the

Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a manufacturing and business use, D area district, the erection of an extension to an existing building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—2047 Nameoke Avenue and 1601 Redfern Avenue, southeast corner, Block 15537, Lot 71, Far Rockaway, Borough of Queens.

## 170-58-BZ—Vol. II

**APPLICANT**—Louis Leiberman for Sadie Wugman, owner.

**SUBJECT**—Application reopened May 3, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles and ground signs in conjunction with above use.

**PREMISES AFFECTED**—583-593 Sixth Avenue, eastside, 93.8 feet south of 16th Street, Block 1054, Lots 10, 11, 12, 13, 14 and 15, Borough of Brooklyn.

## 326-60-BZ

**APPLICANT**—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

**SUBJECT**—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

**PREMISES AFFECTED**—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

## 54-36-BZ—Vol. II

**APPLICANT**—Samuel Miller for Esso Standard Oil Company, owner.

**SUBJECT**—Application reopened September 30, 1958 as Volume II—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubritorium and auto laundry and to extend the area and the uses to include minor auto repairs with hand tools only and the parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

**PREMISES AFFECTED**—525 Gravesend Neck Road (517-531 displayed), northwest corner of Ocean Parkway, Block 7157, Lot 16, Borough of Brooklyn.

## 214-60-BZ

**APPLICANT**—Robert Gottlieb for Conrad Okon, owner.

**SUBJECT**—Application March 23, 1960—decision of the Borough Superintendent, under Sections 21 and 19 B (d) of the Zoning Resolution, to permit in a D area district, the erection of a two story building exceeding the area coverage and without the required parking space.

**PREMISES AFFECTED**—3789 East Tremont Avenue, east side, 316.60 feet north of Schley Avenue, Block 5435, Lot 13, Borough of The Bronx.

## 17-60-BZ

**APPLICANT**—Julius S. Rapson, for John Valerio, owner.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, G-1 area district, the erection of a one-story extension in the residence use, G-1 area portion of the plot exceeding the area coverage and extending the present commercial use.



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**PREMISES AFFECTED**—240-04 Merrick Boulevard and 134-23 Brookville Boulevard, southeast corner, Block 13204, Lots 97 and 103, Rosedale, Borough of Queens.

## 350-60-BZ

**APPLICANT**—Leonard F. Rothkrug and Joseph H. Bel-fatto for Church of Our Lady of Grace, owner.

**SUBJECT**—Application May 6, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot in conjunction with the church across the street.

**PREMISES AFFECTED**—3986 Bronxwood Avenue, northeast corner of East 225th Street, Block 4861, Lots 40, 42, 44, 45 and 46, Borough of The Bronx.

## 312-59-BZ

**APPLICANT**—Victor E. Block for J. C. Moss, owner; Rose Fontana, lessee.

**SUBJECT**—Application April 27, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the construction of a covered passageway from the basement of the existing front building to the first floor of the existing rear building and extend the present restaurant use from the front building to the rear building.

**PREMISES AFFECTED**—113 West 13th Street, north side, 232 feet west of 6th Avenue, Block 609, Lot 52, Borough of Manhattan.

## 199-60-BZ

**APPLICANT**—John J. Tricarico, for L.D.S. Construction Company, owner.

**SUBJECT**—Application March 9, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the use of the residence use portion of the plot for loading and unloading to service the stores in the retail use portion.

**PREMISES AFFECTED**—128-05 to 128-07 Liberty Avenue, north side, 90.73 feet west of 129th Street and 127-20 103rd Road, Block 9565, Lot 37, Richmond Hill, Borough of Queens.

## 233-60-BZ

**APPLICANT**—Aaron Halpern for Joseph M. Clark, owner.

**SUBJECT**—Application March 29, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required setback from the proposed street widening line.

**PREMISES AFFECTED**—65-51 to 65-59 (65-53 official), 167th Street and 167-03 to 167-05 67th Avenue, northeast corner, Block 6908, Lot 9, Flushing, Borough of Queens.

## 311-60-BZ

**APPLICANT**—George Fuchs for E. G. Danner, owner.

**SUBJECT**—Application April 26, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the use of the first floor of an existing building for office, storage and factory.

**PREMISES AFFECTED**—1884 and 1886 Woodbine Street, south side, 90 feet 13/8 inches, and 70 feet 13/8 inches west of Woodward Avenue, Block 3470, Lots 19 and 119, Ridgewood, Borough of Queens.

## 701-59-BZ

**APPLICANT**—Albert Melniker for George and Charles Crocco, owners.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 21 of the Zoning Resolution, to permit in a retail use, D and E area district, the erection of an extension to an existing storage garage occupying more than the permitted area coverage in the E area district without the required set-

back and rear yard and extend the use to include motor vehicle repairs, signs and display of new and used cars, the installation of three (3) additional gasoline tanks and two (2) pumps for private use.

**PREMISES AFFECTED**—1561 Hylan Boulevard and 300 Burgher Avenue, southwest corner, Block 3332, Lot 19, Dongan Hills, Borough of Richmond.

## 702-59-A

**APPLICANT**—Albert Melniker for George Crocco and Charles Crocco, owners.

**SUBJECT**—Application October 29, 1959—filed pursuant to Section 35, General City Law re—curb cut located in bed of mapped street, proposed widening of Burgher Avenue and vehicular entrance.

**PREMISES AFFECTED**—1561 Hylan Boulevard and 300 Burgher Avenue, southwest corner, Block 3332, Lot 19, Dongan Hills, Borough of Richmond.

## 116-60-BZ

**APPLICANT**—Louis Lieberman for Post Bayside No. 1, owner.

**SUBJECT**—Application February 19, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district and G-1 area district, the construction of a one story building for use as a supermarket occupying more than the permitted area coverage and encroaching on the required fifteen foot setback, with parking of more than five (5) cars for employees and customers and loading and unloading.

**PREMISES AFFECTED**—260-02 to 260-20 (260-10 Official), Union Turnpike and 77-01 to 77-09 260th Street, southeast corner, and 260-01 to 260-19 79th Avenue and 77-02 to 77-14 261st Street, Block 8677, Lots 61, 68 and 69, Bellerose, Borough of Queens.

## 345-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Packer Super Market Incorporated, owner.

**SUBJECT**—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story and cellar building for use as a supermarket, extending from the business use into the residence use portion of the plot with business entrance in the residence use district and business sign, show window, business entrance and exit exceeding 3 feet, 6 inches within 75 feet of the residence use district and loading and unloading and employee and patron parking.

**PREMISES AFFECTED**—2794-2814 Atlantic Avenue and 232-262 Hendrix Street, southwest corner, Block 3962, Lots 9, 10, 11 and 12, Borough of Brooklyn.

## 181-60-BZ

**APPLICANT**—Guerino Salerni for Filmat Realty Corporation, owner.

**SUBJECT**—Application March 9, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building to be used as an auto laundry in conjunction with the present parking lot, all within the business use portion of the plot.

**PREMISES AFFECTED**—23-28 30th Avenue, south side, 91.89 feet west of Crescent Street, Block 572, Lots 37 and 38, Astoria, Borough of Queens.

## 368-60-BZ

**APPLICANT**—Harry A. Yarish for Cachet Realty Corporation, owner.

**SUBJECT**—Application May 12, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the change in use of a present garage to bowling alley, bar and grill, snack bar, kitchen and indoor parking for more than five cars for patrons.

**PREMISES AFFECTED**—601-623 Banner Avenue and



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2751-2761 East 6th Street, northeast corner, and northwest corner of Hubbard Street, 2752-2762 Hubbard Street, Block 7242, Lot 131, Borough of Brooklyn.

## 992-38-BZ—Vol. II

APPLICANT—Paul Friedman for Sidney Esikoff and Theodore Tannor, owners.

SUBJECT—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles, with ground sign, all for a stated term of twenty (20) years.

PREMISES AFFECTED—2800-2824 Bruckner Boulevard, southside, from Swinton Avenue to Quincy Avenue, Block 5534, Lot 1, Borough of The Bronx.

## 371-60-BZ

APPLICANT—Goldwater and Flynn for Dara Equities, Incorporated, owner.

SUBJECT—Application May 13, 1960—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one and two story building for use as a supermarket, five stores, a bowling alley and open air parking.

PREMISES AFFECTED—71-28 to 71-40 Kissena Boulevard, northwest corner of 72nd Road, Block 6698, Lot 12, Flushing, Borough of Queens.

## 186-60-BZ

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing building from a fire house to office and storage and sale of building materials as an extension of the present permitted use on the adjoining lot.

PREMISES AFFECTED—393-399 Halsey Street, northside, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn.

## 187-60-A

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960—Appeal from a decision of the Borough Superintendent—re stairs, partitions, etc.

PREMISES AFFECTED—393-399 Halsey Street, northside, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn.

## 223-60-BZ

APPLICANT—Leonard F. Rothkrug for 13 West 100th Street Corporation, owner; Valu-Wise Supermarket, lessee.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Sections 21 and 7a of the Zoning Resolution, to permit in a residence use B area district, the combining and extension of two present legal non conforming retail stores with the rear yard exceeding the permitted area coverage and erection of a business sign.

PREMISES AFFECTED—13 and 15 West 100th Street, north side, 150 feet west of Central Park West, Block 1836, Lot 25, Borough of Manhattan.

## 224-60-A

APPLICANT—Leonard F. Rothkrug for 13 West 100th Street Corporation, owner; Valu-Wise Supermarket, lessee.

SUBJECT—Application March 25, 1960—Filed pursuant

to Section 310 of the Multiple Dwelling Law for variation of Section 53 of the Multiple Dwelling Law—re egress—removal of party wall between buildings.

PREMISES AFFECTED—13 and 15 West 100th Street, north side, 150 feet west of Central Park West, Block 1836, Lot 25, Borough of Manhattan.

## 226-60-BZ

APPLICANT—Samuel S. Adlerstein for Fugazy Travel Bureau, Incorporated, owner.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Sections 7a and 7e of the Zoning Resolution, to permit in a local retail use district, the extension of present business (travel bureau) located on the first floor to second and third floors and occupy the fourth floor as an apartment for the owner.

PREMISES AFFECTED—351 Avenue of The Americas, west side, 69.5 feet north of West 4th Street, Block 592, Lot 23, Borough of Manhattan.

## 312-60-BZ

APPLICANT—Hodges, Reavis, Mcgrath and Downey for Milton H. Stapen, Manuel Stapen, Annabel Schnitman, Sadye Lewis Friedman, and Irving Stapen, owners.

SUBJECT—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7A and 21 of the Zoning Resolution, to permit in a retail use, B area district, after demolishing the existing five (5) four-story buildings, the erection of an 18 story and tower office building without the required rear yard and show window on the first floor within 75 feet of a residence use district.

PREMISES AFFECTED—849-857 Third Avenue and 200-204 East 52nd Street, southeast corner, Block 1325, Lots 51, 52, 53, 54, 55 and 153, Borough of Manhattan.

## 330-60-BZ

APPLICANT—Victor E. Block for M.M.O. Realty Corporation, owner.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, (pleasure type).

PREMISES AFFECTED—628-630 West 185th Street, south side, 50 feet east of Wadsworth Avenue, Block 2166, Lots 9 and 10, Borough of Manhattan.

## 365-60-BZ

APPLICANT—Albert Melniker for Conoco Realty Corporation, owner.

SUBJECT—Application May 11, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of a proposed parking lot for customers and drive-in banking of an existing restaurant and proposed bank into the residence portion of the premises.

PREMISES AFFECTED—670 Forest Avenue, and 510 Bement Avenue, southwest corner, and 155 Morrison Avenue, Block 300, Lot 110, West New Brighton, Borough of Richmond.

## 387-60-A

APPLICANT—Albert Melniker for Conoco Realty Corporation, owner.

SUBJECT—Application May 13, 1960—Filed pursuant to Section 35, Article 3 of the General City Law re openings in bed of mapped street, proposed widening of Bement Avenue, and a decision of the Borough Superintendent—re accessory parking spaces.

PREMISES AFFECTED—670 Forest Avenue, and 510 Bement Avenue, southwest corner, and 155 Morrison Avenue, Block 300, Lot 110, West New Brighton, Borough of Richmond.

## 158-23-BZ—Vol. II

APPLICANT—Philip Freshman for Empire State Warehouse Corp., owner.

SUBJECT—Application reopened June 22, 1960 for consid-



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eration as to extension of time to complete, expired July 1, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a retail and residence use district, in an existing (9) nine-story building together with the adjoining (8) eight-story and penthouse building, warehouse in the basement and first floor with accessory garage and the use of the upper floors for light manufacturing.

**PREMISES AFFECTED**—372-390 Gates Avenue and 390 Nostrand Avenue, southwest corner, Block 1812, Lot 42, Borough of Brooklyn.

## 285-31-BZ

**APPLICANT**—Roe and Kramer for Nicholas Marg, owner.

**SUBJECT**—Application reopened June 21, 1960 for consideration as to extension of term of variance, expires February 15, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

**PREMISES AFFECTED**—164-50 Cross Bay Boulevard, northwest corner of 165th Avenue (Nolins Avenue), Block 14086, Lot 147, Shellbank Basin, Borough of Queens.

## 302-40-BZ—Vol. II

**APPLICANT**—Ferdinand Savignano for Mrs. Antoniette Russo, owner.

**SUBJECT**—Application reopened June 21, 1960 for consideration as to extension of term of variance, expires October 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a business use district, the extension also conversion of occupancy of the first story of an existing building to a saw and planing mill.

**PREMISES AFFECTED**—1348-1350 (1340 displayed) 60th Street, south side, 340 feet east of 13th Avenue, Block 5719, Lot 24, Borough of Brooklyn.

## 553-54-BZ

**APPLICANT**—Sidney Snyderman for Ismo Estates Inc., owner.

**SUBJECT**—Application reopened June 21, 1960 for consideration as to extension of term of variance, expired January 26, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of motor vehicles, with an entrance to or an exit from proposed parking located in residence use portion of lot.

**PREMISES AFFECTED**—30-09 38th Street, east side, 76 feet south of 30th Avenue, Block 660, Lot 39, Astoria, Borough of Queens.

## 900-59-BZ

**APPLICANT**—McInerney and Mulvaney for Samuel R. Saunders, owner.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail district, the extension of the mortician's use from the present frame building into an existing portion of adjacent masonry building.

**PREMISES AFFECTED**—217 Reid Avenue, and 698-704 Jefferson Avenue, southeast corner, Block 1657, Lot 11, Borough of Brooklyn.

**Hearing closed**—Laid over from June 14, 1960, to June 21, 1960, for hearing and inspection; then to July 19, 1960, for inspection and decision; applicant to submit revised drawings.

## 800-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the

reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings; then to July 19, 1960, for applicant to file revised drawings and for decision.

## 547-32-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs (hand tools only) and parking and storage of motor vehicles.

**PREMISES AFFECTED**—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings, showing existing facade remaining; then to July 19, 1960, for revised plans and for decision.

## 72-60-BZ

**APPLICANT**—Murray L. White for Wil-Nic, Incorporated, owner.

**SUBJECT**—Application February 3, 1960—decision of the Borough Superintendent, under Sections 21 and 7h of the Zoning Resolution, to permit in a business and residence use D area district, the erection of a one story masonry extension to a present machine shop building occupying more than the permitted area coverage in a D area and use that portion in the residence use district for loading and unloading and parking of motor vehicles of customers and employees during working hours only, no fees to be charged.

**PREMISES AFFECTED**—112-37 Roosevelt Avenue, north side, 101.42 feet west of 114th Street, Block 1786, Lot 32, Corona, Borough of Queens.

**Hearing closed**—Laid over from June 7, 1960, to July 6, 1960, for hearing; applicant to notify affected owners and file certification of notice; then to July 19, 1960, for inspection and decision.

## 329-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Peter Doelger Incorporated, owner; Bertram F. Bonner, Joseph Slifka, and Robert Zeiller, Contract Purchaser.

**SUBJECT**—Application April 28, 1960—decision of the Borough Superintendent, under Section 19B(d) of the Zoning Resolution, to permit in a residence use "B" area district, the removal of an existing required multiple dwelling garage building to develop the site with additional multiple dwellings, the garage facilities for the proposed buildings will include the 17 additional car spaces required for the existing multiple dwelling.

**PREMISES AFFECTED**—430 East 56th Street, south side, 255 feet  $\frac{7}{8}$  inches, west of Sutton Place South, Block 1367, part of Lot 6, Borough of Manhattan.

**Hearing closed**—Laid over from June 14, 1960, to June 28, 1960, for hearing at request of objector, applicant



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concurring; then to July 6, 1960 at the request of applicant; then to July 19, 1960, for inspection and decision.

## 465-55-BZ—Vol. III

APPLICANT—Larry Meltzer for 325 North Macquesten Parkway Corporation, owner.

SUBJECT—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present legal parking lot used in conjunction with the existing gasoline service station, public garage and auto laundry and extend these uses to include the sales and storage of auto tires.

PREMISES AFFECTED—486 to 496 Coney Island Avenue, west side, 91 feet, 9 $\frac{1}{8}$  inches, south of Church Avenue, 804 to 826 Church Avenue, southside, 94 feet,  $\frac{1}{2}$  inch west of Coney Island Avenue, Block 5341, Lots 5, 8 and 17, Borough of Brooklyn.

Hearing closed—Laid over from June 28, 1960, for hearing to July 6, 1960, at the request of an objector; then to July 19, 1960 for inspection and decision.

## 919-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use "D" area district, the reconstruction of an existing gasoline service station, lubricatorium and auto laundry and extend the uses to include minor auto repairs, salesroom, utility room, parking and storage of motor vehicles, ground sign, curb cuts within 75 feet of a residence use district, the elimination of the required rear yard and the installation of six (6) new 550 gasoline tanks and four (4) new dispensing pumps, for a stated term of twenty (20) years.

PREMISES AFFECTED—187-17 to 187-25 (187-17 official) Jamaica Avenue, and 91-29 to 91-35 187th Place, northeast corner, Block 9910, Lot 11, Hollis, Borough of Queens.

Hearing closed—Laid over from July 6, 1960, to July 19, 1960, for inspection and decision; applicant to file an additional drawing.

## 1047-22-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Mount Eden Realty Corporation, owner; Frankart Furniture, Incorporated, Lessee.

SUBJECT—Application reopened March 15, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of building and retail furniture store, using more than the area permitted.

PREMISES AFFECTED—14 West Fordham Road, southeast corner of Davidson Avenue, Block 3199, Lot 77, Borough of the Bronx.

Hearing closed—Laid over from July 6, 1960, to July 19, 1960, for inspection and decision.

## 191-56-BZ—Vol. II

APPLICANT—James J. Lyons, Jr. and John J. Lynch for Max Greenberg, owner.

SUBJECT—Application reopened March 8, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district for a stated term of ten (10) years, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) passenger vehicles.

PREMISES AFFECTED—1707-1713 Montgomery Avenue, west side, 98.66 feet north of West 176th Street, Block 2877, Lots 477 and 479, Borough of the Bronx.

Hearing closed—Laid over from July 6, 1960, to July 19, 1960 for inspection and decision.

## 164-60-BZ

APPLICANT—Paul Friedman for Fifty States Realty Corporation, owner.

SUBJECT—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, and a ground sign all for a term of fifteen (15) years.

PREMISES AFFECTED—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner, of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

Hearing closed—Laid over from July 6, 1960, to July 19, 1960, for inspection and decision.

## 165-60-A

APPLICANT—Paul Friedman for Fifty States Realty Corporation, owner.

SUBJECT—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service Station partly in bed of mapped street, proposed widening Metropolitan Avenue.

PREMISES AFFECTED—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

## 145-60-BZ

APPLICANT—George Fuchs for Joseph A. Mitschel, owner.

SUBJECT—Application March 1, 1960—decision of the Borough Superintendent under Section 7c of the Zoning Resolution to permit in a retail and residence use district, the maintenance of a parking lot for the parking of more than five motor vehicles extending from the retail use into the residence use portion of the plot.

PREMISES AFFECTED—88-12 168th Street, west side, 76.73 feet north of 89th Avenue, Block 9817, Lots 30 and 32, Jamaica, Borough of Queens.

Hearing closed—Laid over from July 6, 1960, to July 19, 1960, for inspection and decision.

## 289-40-BZ—Vol. IV

APPLICANT—William H. Fuhrer for Lerad Realty Corporation, owner.

SUBJECT—Application reopened January 12, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the extension of the present use of milk pasteurizing and bottling plant to the buildings on the adjoining Lot 56.

PREMISES AFFECTED—103 to 113 Bruckner Boulevard, northwest corner of Brown Place, Block 2278, Lots 56, 64 and 67, Borough of the Bronx.

Laid over from July 6, 1960, to July 19, 1960, for inspection and decision; applicant to submit letter and drawings showing proposed conditions.

## 62-60-BZ

APPLICANT—Crinnion and Crinnion for Michael Strazza, owner; Tremont Auto Parts, lessee.

SUBJECT—Application January 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story extension to an existing building occupying more than the permitted area coverage.

PREMISES AFFECTED—3361 East Tremont Avenue, north side, 64.09 feet west of Haskin Street, Block 5311, Lot 5, Borough of the Bronx.

Hearing closed—Laid over from July 6, 1960, to July 19, 1960, for inspection and decision.



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## 924-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of the existing gasoline service station, office, store and lubritorium, and extend the uses to include minor auto repairs, car washing, utility room, ground sign, parking and storage of motor vehicles and the installation of six (6) additional 550 gallon gasoline tanks and four (4) dispensing pumps.

PREMISES AFFECTED—113-11 to 113-23 (113-21 official) Merrick Boulevard, and 171-01 to 171-07 Linden Boulevard, northeast corner, Block 10287, Lot 1, St. Albans, Borough of Queens.

Laid over from July 6, 1960, to July 19, 1960, for inspection and decision.

## 130-60-BZ

APPLICANT—Maxfield Blaubeux for Joseph Angelone, owner; A & P Food Stores, lessee.

SUBJECT—Application February 25, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution to permit in a retail and residence use district, the erection of a one story building for use as a supermarket and extending from the retail use portion into the residence use with loading and unloading and parking of cars of patrons and employees in the residence use portion.

PREMISES AFFECTED—143-11 to 144-05 (144-01 Official) Liberty Avenue, north side, 99.33 feet east of Remington Street and 138-12 to 138-32 Lloyd Road, Block 10020, Lot 137, Richmond Hill, Borough of Queens.

Laid over from July 6, 1960, to July 19, 1960, for inspection and decision; applicant to submit revised drawings.

## 298-60-BZ

APPLICANT—James E. Vassalotti for Ronald M. Larocca and Salvatore A. DiConza, owners.

SUBJECT—Application April 21, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the change in occupancy of an existing two story and basement building presently used as a two family dwelling to professional offices to be occupied by two tenants.

PREMISES AFFECTED—478 Bay Ridge Parkway, south side, 86 feet 6½ inches west of 5th Avenue, Block 5941, Lot 39, Borough of Brooklyn.

Laid over from July 6, 1960, to July 19, 1960, for inspection and decision.

## 299-60-A

APPLICANT—James E. Vassalotti for Ronald M. Larocca and Salvatore A. DiConza, owners.

SUBJECT—Application April 21, 1960—Appeal from a decision of the Borough Superintendent—re Live Load.

PREMISES AFFECTED—478 Bay Ridge Parkway, south side, 86 feet 6½ inches west of 5th Avenue, Block 5941, Lot 39, Borough of Brooklyn.

## 150-60-BZ

APPLICANT—Lawrence Laguna for M and J Prince Corporation, owner.

SUBJECT—Application March 2, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an automatic auto laundry.

PREMISES AFFECTED—255-21 Jamaica Avenue, north side, 140.93 feet east of Little Neck Parkway, 87-111 Little Neck Parkway, Block 8830, Lot 8, Bellerose, Borough of Queens.

Laid over from July 6, 1960, to July 19, 1960, for inspection and decision; applicant to file landscaping plan and revised plan as to entrance and exit.

## 184-60-BZ

APPLICANT—Abraham Fisher for Eton Holding Corporation, owner.

SUBJECT—Application March 10, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing two story building with legal occupancy of garage for five (5) cars, repair shop and storage, the change in occupancy to private truck garage, storage and commercial photographers studios.

PREMISES AFFECTED—415-423 East 54th Street, north side, 244 feet east of 1st Avenue, Block 1366, Lot 11, Borough of Manhattan.

Hearing closed—Laid over from July 6, 1960, to July 19, 1960, for inspection and decision.

## 236-60-BZ

APPLICANT—Joshua Brown for Raffela Cosentino and Staten Island Oil Company, Incorporated, owners.

SUBJECT—Application March 31, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction of a present gasoline service station and continue the present uses of gasoline service, lubritorium, minor auto repairs with hand tools only, service room, car wash (non-automatic), accessory, sales and parking area for more than five (5) motor vehicles awaiting service.

PREMISES AFFECTED—995 Manor Road, northeast corner of Ocean Terrace, Block 697, Lot 1, Port Richmond, Borough of Richmond.

Laid over from July 6, 1960, to July 19, 1960, for decision; applicant to file revised plans as to street widening; premises and surrounding area have been inspected.

## 237-60-A

APPLICANT—Joshua Brown for Raffela Cosentino and Staten Island Oil Company, Incorporated, owners.

SUBJECT—Application March 31, 1960—Filed pursuant to Section 35 of the General City Law article 3—curb cuts in bed of mapped street, proposed widening of Manor Road.

PREMISES AFFECTED—995 Manor Road, northeast corner of Ocean Terrace, Block 697, Lot 1, Port Richmond, Borough of Richmond.

## 74-60-BZ

APPLICANT—Louis B. Santangelo for Cliffsedge Realty Incorporated, owner.

SUBJECT—Application February 5, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of the plot for parking and storage of more than 5 motor vehicles for a term of 5 years.

PREMISES AFFECTED—1514 Sedgwick Avenue, east side, 1387.52 feet south of West 176th Street, Block 2880, Lots 9, 10, 12, 13 and 15, Borough of The Bronx.

Hearing closed—Laid over from July 6, 1960, to July 19, 1960, for inspection and decision.

## 3-60-BZ

APPLICANT—Arnold W. Lederer for Saul and Lawrence Levy, owners.

SUBJECT—Application January 5, 1960—decision of the Borough Superintendent, under Sections 7e, 7i and 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of a one story masonry building occupying more than the permitted area and use for auto sales, motor vehicle repairs with incidental welding (no body or collision work, no painting or spraying) and office.

PREMISES AFFECTED—2331-2333 Strauss Street, east side, 119 feet, 9 inches north of East 98th Street, Block 3620, Lot 21, Borough of Brooklyn.

Hearing closed—Laid over from June 21, 1960, to July 6, 1960, for inspection and continued hearing; applicant to



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send out notices by regular mail and file revised plans; then to July 19, 1960, for inspection and decision.

## 640-51-BZ

APPLICANT—Leonard F. Rothkrug for Nathan Slugh, owner.

SUBJECT—Application reopened June 7, 1960 for consideration as to extension of term of variance, expires January 17, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles on unoccupied portion of lot on which is located a multiple dwelling.

PREMISES AFFECTED—2914-2922 West 28th Street, west side, 100 feet south of Mermaid Avenue, Block 7052, Lot 14, Borough of Brooklyn.

Hearing closed—Laid over from July 6, 1960, to July 19, 1960, for further consideration as to extension of term of variance; applicant to file revised drawing of proposed conditions.

## 69-60-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Jennie Fenimore, owners.

SUBJECT—Application January 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the addition of non-transient parking, pleasure-type cars only, on the vacant area adjoining a dwelling and garage for a temporary term of five (5) years.

PREMISES AFFECTED—516-520 Parkside Avenue, south side, 43 feet 1½ inches east of Bedford Avenue, Block 5056, Lot 97, Borough of Brooklyn.

Hearing closed—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision; then to July 19, 1960, for decision; applicant to file revised drawings and submit statement as to necessity for additional parking in this area.

## 229-49-BZ—Vol. IV

APPLICANT—Joseph B. Klein for Peter I. Feinberg owner; J. and R. Stutz, Incorporated, lessee.

SUBJECT—Application reopened April 5, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing used car lot located partly on Lot 1 and Lot 61 in the retail portion of the plot into that portion of Lot 1 and all of Lot 8 in the residence use portion of the plot.

PREMISES AFFECTED—1675-1677 Bruckner Boulevard, northwest corner of Fteley Avenue, Block 3721, Lots 1, 8 and 61, Borough of The Bronx.

Hearing closed—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision; then to July 19, 1960, for decision; applicant to file revised drawings showing fences, paving, curb cuts and signs.

MAX H. FOLEY, *Chairman.*

July 19, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 19, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 845-59-A

APPLICANT—The Procter and Gamble Mfg. Company, owner.

SUBJECT—Application December 14, 1959—Appeal from a decision of the Fire Commissioner—re permit to smoke in factory.

PREMISES AFFECTED—3666 Richmond Terrace, southwest corner of Western Avenue, Blocks 1338 and 1400, Lots 1 and 1, respectively, Port Ivory, Borough of Richmond.

## 998-57-A

APPLICANT—Otto J. and Warren A. Sambach for A. Ludwig and Co., Inc., owner.

SUBJECT—Application December 19, 1957—Appeal from a decision of the Borough Superintendent, re installation of Lacquer Machine not of approved type.

PREMISES AFFECTED—133-137 Middleton Street, north side, 85 feet east of Marcy Avenue, Block 2237, Lot 53, Borough of Brooklyn.

## 773-59-A

APPLICANT—Philip P. Agusta for Abraham Cohen, owner.

SUBJECT—Application November 24, 1959—Appeal from a decision of the Borough Superintendent—re frame structure, live load, and egress.

PREMISES AFFECTED—43 Graham Avenue, west side, 71 feet north of Varet Street, Block 3113, Lot 18, Borough of Brooklyn.

## 225-60-A

APPLICANT—Louis Lieberman for James Nicolletti, owner; Anthony Rapisardi, lessee.

SUBJECT—Application March 25, 1960—Appeal from a decision of the Borough Superintendent—re frame building—motor vehicle repair shop.

PREMISES AFFECTED—177 9th Street, north side, 75 feet west of 3rd Avenue, Block 1002, Lot 38, Borough of Brooklyn.

## 253-60-A

APPLICANT—Andrew Di Camillo for Nathan Yanovich, owner; Inwood Home Domestic Corporation, lessee.

SUBJECT—Application April 7, 1960—Appeal from a decision of the Borough Superintendent—re—Class 3 Construction, Commercial building—height, stairway—fireproof construction and live load.

PREMISES AFFECTED—223 West 15th Street, north side, 267 feet 4½ inches west of 7th Avenue, Block 765, Lot 23, Borough of Manhattan.

## 320-60-A

APPLICANT—Leonard F. Rothkrug and Lauritzen and Nappi for American Molasses Company, owner.

SUBJECT—Application April 28, 1960—Appeal from a decision of the Borough Superintendent—re class 5 construction, height, firetower, stairways and standpipe system.

PREMISES AFFECTED—282-290 Richards Street, west side, 236 feet south of Beard Street, Block 612, part of Lot 150, Borough of Brooklyn.

MAX H. FOLEY, *Chairman.*

JULY 26, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 26, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 80-54-BZ

APPLICANT—Philip Freshman for Dryden Hotel Associates, owner.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of time to complete, expired May 27, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the conversion and use of present apartments, on the 1st, 2nd, 3rd, 4th and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

PREMISES AFFECTED—148-152 East 39th Street, south side, 100 feet west of 3rd Avenue, Block 894, Lot 52, Borough of Manhattan.



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## 259-39-BZ

APPLICANT—Meyer Wilen for John Crimarco, Conrad Crimarco, Joseph Crimarco and Edward Crimarco, owners.  
SUBJECT—Application reopened June 28, 1960 for consideration as to extension of term of variance, expired June 1, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a residence use district, the maintenance of a garage for eight motor vehicles.

PREMISES AFFECTED—57-18 to 57-24 Granger Street, south side, 131 feet east of Martense Avenue, Block 1950, Lot 46, Corona, Borough of Queens.

## 409-58-BZ

APPLICANT—Andrew Di Camillo for Joseph Coscia, owner.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of time to complete, expired February 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 21, 7e and 7h of the Zoning Resolution, permitting in a retail and residence use, C area district, the erection of a one story extension to the present building and change uses of auto laundry, auto body repairs and paint shop and parking and storage of more than five motor vehicles to automatic auto laundry, auto repairs and parking and storage of more than five motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

PREMISES AFFECTED—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48, Borough of Brooklyn.

## 532-44-BZ—Vol. II

APPLICANT—Pasquale P. Caiazza for Rose Cali, Frank Schettino and Mildred Schettino, owners.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of term of variance, expired February 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted.

PREMISES AFFECTED—42-44 Brighton Street, west side, 464 feet south of Amboy Road, Block 7900, Lot 37, Totenville, Borough of Richmond.

## 915-57-BZ

APPLICANT—Samuel Miller for Humble Oil and Refining Co., owner.

SUBJECT—Application reopened June 28, 1960 for consideration as to amendment of resolution and time to complete, expired April 21, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7f, 7h and 7i of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, office, lubricatorium, minor repairs, sale of auto accessories, auto laundry and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3625 Eastchester Road, 1495-1499 Oakley Avenue, northwest corner and 1144-1148 East 222nd Street, Block 4716, Lot 28, Borough of The Bronx.

## 374-37-BZ—Vol. III

APPLICANT—Samuel Miller, Humble Oil and Refining Company, owner.

SUBJECT—Application reopened June 28, 1960 for consideration as to amendment of resolution and extension of time to complete, expired April 21, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7f, 7e and 7i of the Zoning Resolution, permitting in a business use district the erection and maintenance of a gasoline and oil service station, lubricatorium, facilities for car washing and minor repairs, an office and

salesroom, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 835-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of the present gasoline service station and motor vehicle repair shop and extend the area and uses to include lubricatorium, car washing, salesroom, utility room, business sign and parking and storage of motor vehicles.

PREMISES AFFECTED—5 Willowbrook Road, 747-753 Richmond Avenue, southeast corner, and 1647-1653 Forest Avenue, Block 1065, Lot 27, Graniteville, Borough of Richmond.

Hearing closed—Laid over from June 14, 1960, to July 26, 1960, for inspection and decision.

## 836-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—filed pursuant to Section 35 Article 3 of the General City Law—re premises partly located in the bed of a mapped street—proposed widening of Richmond Avenue and Forest Avenue.

PREMISES AFFECTED—5 Willowbrook Road, 747-753 Richmond Avenue, southeast corner, and 1647-1653 Forest Avenue, Block 1065, Lot 27, Graniteville, Borough of Richmond.

MAX H. FOLEY, *Chairman*.

## JULY 26, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 26, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 219-60-SM

APPLICANT—H. Echavarria for C. A. Venezolana de Cementos, owner—portland cement and white cement.

## 343-60-SM

APPLICANT—Bordas Corporation for Fabrica Dominicana de Cementos, owner—portland cement.

## 493-60-SM

APPLICANT—Indussa Corporation for S. A. des Ciments Portland Liegeois, owner—portland cement.

## 361-60-A

APPLICANT—Albert H. Morgan for Lorraine Welch Dean, owner; Columbia Institute of Chiropractic, lessee.

SUBJECT—Application May 11, 1960—Appeal from a Review of decision of the Borough Superintendent re—Zoning matter and construction.

PREMISES AFFECTED—261 West 71st Street, north side, 190 feet east of West End Avenue, Block 1163, Lot 108, Borough of Manhattan.

## 410-60-A

APPLICANT—Lama, Proskauer and Prober for Twenty Third Operating Corporation, owner.

SUBJECT—Application May 24, 1960—Filed pursuant to Section 35 General City Law re—building located in bed of mapped street—proposed approach to Queensboro Bridge.



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PREMISES AFFECTED—244-246 East 60th Street, south side, 115 feet west of 2nd Avenue, Block 1414, Lots 129 and 30, Borough of Manhattan.

## 456-60-A

APPLICANT—Harvey F. Brandenburg for Great Eastern Fuel Company, Incorporated, owner.

SUBJECT—Application June 15, 1960—Appeal from a decision of the Fire Commissioner re—Packaging combustible mixture known as "Tankleen" in one quart and one gallon sealed metal containers, in New York City—containers not in conformity with Administrative Code requirements.

## 459-60-A

APPLICANT—George G. Miller for Jasol Holding Corporation, owner.

SUBJECT—Application June 16, 1960—Appeal from a decision of the Borough Superintendent, re—exits.

PREMISES AFFECTED—12-48 150th Street, west side, 61.52 feet south of 12th Road, Block 4505, Lot 31, White-stone, Borough of Queens.

MAX H. FOLEY, *Chairman.*

## SEPTEMBER 13, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 13, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

### 723-50-BZ—Vol. III

APPLICANT—Lama Proskauer and Prober for John Al-bergo, owner.

SUBJECT—Application reopened March 1, 1960 as Volume III—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—173-177 Palmetto Street, north-side, 150 feet east of Central Avenue, Block 3342, Lot 55, Borough of Brooklyn.

### 777-54-BZ—Vol. II

APPLICANT—Robert Gottlieb for Hermany Realty Cor-poration, owner; Hermany Farms Incorporated, lessee.

SUBJECT—Application reopened March 1, 1960 as Volume II—decision of the Borough Superintendent, under Sec-tion 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles and the construc-tion of a raised platform for loading and unloading in the residence use portion of the plot.

PREMISES AFFECTED—2350 Hermany Avenue, south-side, 191.19 feet west of Zarega Avenue, Block 3697, Lots 32 and 64, Borough of the Bronx.

### 5-33-BZ—Vol. IV

APPLICANT—Patrick D. Concagh for Charles Mottola, owner.

SUBJECT—Application reopened March 29, 1960 as Vol-ume IV—decision of the Borough Superintendent, under Sections 7i and 7e of the Zoning Resolution, to permit in a business, retail and residence use district, to extend the present uses of the existing gasoline service station, car wash, lubritorium, parking and storage of more than five (5) motor vehicles, sale of accessories and minor auto re-pairs to include auto body and fender repairs, welding, painting, spraying and towing of cars and the erection of an additional business sign.

PREMISES AFFECTED—3800-3812 Boston Road and 3480-3490 Baychester Avenue, southeast corner, Block 5257, Lot 1, Borough of the Bronx.

## 440-59-BZ

APPLICANT—Randolph M. Smith for Carl I. Koncur, owner.

SUBJECT—Application July 2, 1959—decision of the Bor-ough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the first floor of the present three story buildings with the two one story additions from store and storage to offices, storage and wholesale sales of imported food products.

PREMISES AFFECTED—92-16 95th Avenue, southwest corner of 93rd Street, Block 9032, Lot 8, Woodhaven, Bor-ough of Queens.

## 204-60-BZ

APPLICANT—M. W. Del Gaudio for John Cullo, owner.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the erec-tion of a one story masonry building for use as office, storage and processing of stone with the open area for the storage and cutting of stone.

PREMISES AFFECTED—3221 Edson Avenue, west side, 100 feet south of East 222nd Street, Block 4758, Lot 20, Borough of the Bronx.

## 414-41-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug for Mildred Slatow, owner.

SUBJECT—Application reopened March 15, 1960 as Vol-ume IV—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of a park-ing lot, previously granted by the Board for a temporary term of ten (10) years.

PREMISES AFFECTED—2906-2926 West 17th Street, westside, 35.6 feet south of Mermaid Avenue, and 2913-2915 West 19th Street, eastside, 100 feet south of Mer-maid Avenue, Block 7061, Lots 11, 14 and 16, Borough of Brooklyn.

## 654-59-BZ

APPLICANT—Kingsway Delicatessen and Lunch Incorpo-rated, for Joseph Fennelly, owner; Kingsway Delicatessen and Lunch Incorporated, lessee.

SUBJECT—Application October 9, 1959—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a business and residence use C area district, the extension of the first floor of an existing building, extending the present business use into the residence portion of the plot, occupying more than the permitted area coverage with a business exit in the resi-dence use district.

PREMISES AFFECTED—1906 Kings Highway, southside, 40 feet east of East 19th Street, Block 6782, Lot 70, Bor-ough of Brooklyn.

## 212-60-BZ

APPLICANT—De Rose and Cavalieri for Joseph and Pearl Frascione, owner; Carmine Coscia, owner under contract.

SUBJECT—Application March 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for the parking and storage of more than five (5) passenger type motor vehicles for a term of ten (10) years.

PREMISES AFFECTED—1841 Belmont Avenue and 646 East 176th Street, southwest corner, Block 2945, Lots 25, 28, 29, 30 and 31, Borough of the Bronx.

## 146-60-BZ

APPLICANT—Lama, Proskauer and Prober for Fifty States Realty Corporation, owner.

SUBJECT—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district,



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the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—2347-2357 Ralph Avenue and 1314-1326 East 64th Street, southeast corner, Block 8363, Lot 21, Borough of Brooklyn.

## 270-60-BZ

**APPLICANT**—Leonard F. Rothkrug, Ross and Atkin for Varsam Realty Corporation, owner; North American Printing Corporation, lessee.

**SUBJECT**—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of an extension to a printing plant to occupy more than the permitted area all for a temporary term of twenty (20) years.

**PREMISES AFFECTED**—3243 Ampere Avenue, northeast corner of Research Avenue, Block 5416, Lot 111, Borough of the Bronx.

## 926-57-BZ—Vol. III

**APPLICANT**—Reginald S. Hardy for Robin Associates and M. L. M. Realty Corporation, owners.

**SUBJECT**—Application reopened March 22, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales of accessories, car washing, ground sign, minor auto repairs with hand tools only and parking and storage of motor vehicles.

**PREMISES AFFECTED**—245-06 to 245-18, (245-10, Official), South Conduit Avenue, southside, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14, Rosedale, Borough of Queens

## 300-60-BZ

**APPLICANT**—Albert J. Marlo for Acorn Auto Service, owner.

**SUBJECT**—Application April 21, 1960—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, the rebuilding of the service building with signs, show windows and curb cut within 75 feet of a residence use district, renovate the station and extend the present uses of gasoline service station, auto laundry, lubrication, office, auto accessory store, battery and tire service to include accessory sales, auto repairs, safety inspection and parking and storage of motor vehicles.

**PREMISES AFFECTED**—533-545 Coney Island Avenue, and 44-46 Hinckley Place, southeast corner, Block 5114, Lots 1 and 32, Borough of Brooklyn.

## 281-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application April 6, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail and residence use district, the removal of an existing two story building occupied as gasoline service station, retail stores and offices and the erection of a one story building and extension of the gasoline service station and accessory uses to occupy the entire premises.

**PREMISES AFFECTED**—2040-2046 8th Avenue and 244-252 West 111th Street, southeast corner and 2042 Frederick Douglas Circle and 243 Cathedral Parkway, Block 1826, Lot 1, Borough of Manhattan.

## 164-37-BZ—Vol. IV

**APPLICANT**—Leonard F. Rothkrug for Flyman Holding Co., Inc., owner.

**SUBJECT**—Application reopened July 6, 1960 for consideration as to extension of term of variance, expires March 13, 1961—decision of the Borough Superintendent,

previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, accessory sales, car-washing, lubritorium and office and permitting the existing parking and storage of more than five (5) motor vehicles on balance of plot.

**PREMISES AFFECTED**—9716-9726 Church Avenue and 494-542 East 98th Street, southwest corner, Block 4718, part of Lot 42, Borough of Brooklyn.

## 514-45-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

**SUBJECT**—Application reopened July 6, 1960 for consideration as to extension of time to complete, expired March 10, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a manufacturing and retail use district the manufacture of metal products, assembly of machines and machine parts with accessory spraying, welding and loading and unloading.

**PREMISES AFFECTED**—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

## 826-49-BZ

**APPLICANT**—Samuel Garnett for Martin J. Keating, owner.

**SUBJECT**—Application reopened July 6, 1960 for consideration as to extension of term of variance, expired May 24, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the change in occupancy from stable to cooperage and barrel storage.

**PREMISES AFFECTED**—118 Sullivan Street, west side, 125 feet south of Prince Street, Block 504, Lot 28, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

## SEPTEMBER 13, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 13, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

### 68-60-A

**APPLICANT**—Henry George Greene for Equitable Trading Corporation, owner; Maxwell Brody, lessee.

**SUBJECT**—Application January 28, 1960—Appeal from a decision of the Borough Superintendent re—enclosed stairways.

**PREMISES AFFECTED**—204-208 Franklin Street, northwest corner of Washington Street, Block 185, Lot 25, Borough of Manhattan.

### 255-60-A

**APPLICANT**—Noah N. Sherman for B. Louise Birch, owner.

**SUBJECT**—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner re—an order—Automatic sprinkler system.

**PREMISES AFFECTED**—146 West 94th Street, south side, 342.2 feet east of Amsterdam Avenue, Block 1224, Lot 150, Borough of Manhattan.

### 256-60-A

**APPLICANT**—Noah N. Sherman for B. Louise Birch, owner.

**SUBJECT**—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner re—an order—Automatic sprinkler systems.

**PREMISES AFFECTED**—148-150 West 94th Street, south side, 307 feet east of Amsterdam Avenue, Block 1224, Lots 51 and 52, Borough of Manhattan.



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## 257-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch, owner.

SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner—re an order—Automatic Sprinkler System.

PREMISES AFFECTED—152 West 94th Street, south side, 289 feet east of Amsterdam Avenue, Block 1224, Lot 152, Borough of Manhattan.

## 264-60-A

APPLICANT—William H. Heidmann for Childrens Aid Society, owner.

SUBJECT—Application April 12, 1960—Appeal from an order and decision of the Fire Commissioner re—automatic sprinkler.

PREMISES AFFECTED—219-221 Sullivan Street, east side, 191 feet south of West 3rd Street, Block 539, Lot 6, Borough of Manhattan.

## 282-60-A

APPLICANT—Ivan Pinsker for Permatex Company Incorporated, owner.

SUBJECT—Application April 1, 1960—Appeal from a decision of the Borough Superintendent re—6000 gallon storage tank.

PREMISES AFFECTED—1720 Avenue Y, south side, from East 17th Street to East 18th Street, 2501-2541 East 17th Street, Block 7438, Lot 1, Borough of Brooklyn.

MAX H. FOLEY, *Chairman.*

# MINUTES

## REGULAR MEETING

WEDNESDAY MORNING JULY 6, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon June 21, 1960 were approved as printed in the Bulletin of June 30, 1960, Vol. 45, No. 26.

## 1047-22-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Mount Eden Realty Corporation, owner: Frankart Furniture, Incorporated, lessee.

SUBJECT—Application reopened March 15, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of building and retail furniture store, using more than the area permitted.

PREMISES AFFECTED—14 West Fordham Road, southeast corner of Davidson Avenue, Block 3199, Lot 77, Borough of the Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug, James B. Kilsheimer III, Bernard A. Frankel and Leonard H. Frankel.

For Opposition: Mrs. Nancy Calderone and Valentino Calderone.

ACTION OF BOARD—Laid over to July 19, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 42-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened January 19, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, office, lubricatorium, auto laundry and parking of motor vehicles and extend such uses to include minor motor vehicle repairs and ground sign.

PREMISES AFFECTED—89-06 to 89-14 Myrtle Avenue and 83-22 to 83-28 Woodhaven Boulevard, southwest corner, Block 3866, Lot 162, Forest Hills, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to September 20, 1960, at 10 A.M. for decision at request of applicant; to file revised drawings; hearing previously closed.

## 289-40-BZ—Vol. IV

APPLICANT—William H. Fuhrer for Lerad Realty Corporation, owner.

SUBJECT—Application reopened January 12, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the extension of the present use of milk pasteurizing and bottling plant to the buildings on the adjoining Lot 56.

PREMISES AFFECTED—103 to 113 Bruckner Boulevard, northwest corner of Brown Place, Block 2278, Lots 56, 64 and 67, Borough of the Bronx.

## APPEARANCES—

For Applicant: William H. Fuhrer.

For Opposition: Pio Barges, G. Hain, A. Camacho, P. Figueroa, John Walsh, Raymond Lopez, Esperanza Camacho.

ACTION OF BOARD—Laid over to July 19, 1960, at 10 A.M. for inspection and decision; applicant to submit letter and proposed drawings showing proposed conditions; hearing closed.

## 229-49-BZ—Vol. IV

APPLICANT—Joseph B. Klein for Peter I. Feinberg owner; J and R Stutz, Incorporated, lessee.

SUBJECT—Application reopened April 5, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing used car lot located partly on Lot 1 and Lot 61 in the retail portion of the plot into that portion of Lot 1 and all of Lot 8 in the residence use portion of the plot.

PREMISES AFFECTED—1675-1677 Bruckner Boulevard, northwest corner of Fteley Avenue, Block 3721, Lots 1, 8 and 61, Borough of the Bronx.

## APPEARANCES—

For Applicant: Joseph B. Klein.

For Opposition: None.

ACTION OF BOARD—Laid over to July 19, 1960, at 10 A.M. for decision; applicant to file revised drawings showing fences, paving, curb cuts and signs; hearing closed.

## 640-51-BZ

APPLICANT—Leonard F. Rothkrug for Nathan Slugh, owner.

SUBJECT—Application reopened June 7, 1960 for consideration as to extension of term of variance, expires January 17, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles on unoccupied



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portion of lot on which is located a multiple dwelling.  
**PREMISES AFFECTED**—2914-2922 West 28th Street, west side, 100 feet south of Mermaid Avenue, Block 7052, Lot 14, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 19, 1960, at 10 A. M. for further consideration as to extension of term of variance; applicant to file revised drawing of proposed conditions.

## 465-55-BZ—Vol. III

**APPLICANT**—Larry Meltzer for 325 North Macquesten Parkway Corporation, owner.

**SUBJECT**—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present legal parking lot used in conjunction with the existing gasoline service station, public garage and automatic auto laundry and extend these uses to include the sales and storage of auto tires.

**PREMISES AFFECTED**—486-496 Coney Island Avenue, west side, 9 $\frac{1}{8}$  inches south of Church Avenue and 804-826 Church Avenue, south side, 94 feet  $\frac{1}{2}$  inch west of Coney Island Avenue, Block 5341, Lots 5, 8 and 17, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: Harry J. McDermott, Elias Goldberg, Bert Deng, Mr. and Mrs. Robert Shieds, Eugenie Lehman, Lucy Conforti, Edward Bove, Mary Castelli, Katherine Cunningham, Irene Gorman and William Butler.

**ACTION OF BOARD**—Laid over to July 19, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 191-56-BZ—Vol. II

**APPLICANT**—James J. Lyons, Jr. and John J. Lynch for Max Greenberg, owner.

**SUBJECT**—Application reopened March 8, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district for a stated term of ten (10) years, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) passenger vehicles.

**PREMISES AFFECTED**—1707-1713 Montgomery Avenue, westside, 98.66 feet north of West 176th Street, Block 2877, Lots 477 and 479, Borough of the Bronx.

## APPEARANCES—

For Applicant: James J. Lyons, Jr., John J. Lynch and Max Greenberg.

For Opposition: Mrs. Mary Reilly, George F. Reilly, Herman Herbst and George D. Collier.

**ACTION OF BOARD**—Laid over to July 19, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 645-58-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Yerna J. Kauffman, owner.

**SUBJECT**—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for a term of five (5) years.

**PREMISES AFFECTED**—1717 East 16th Street, eastside, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Samuel Bleecker, Henrietta Kaye and Ruth Keshinsky.

**ACTION OF BOARD**—Laid over to September 20, 1960,

at 10 A.M. for decision at request of applicant; to submit statement from Temple; hearing previously closed.

## 500-59-BZ

**APPLICANT**—Unger and Unger for L. Edward Dupuy, owner.

**SUBJECT**—Application July 27, 1959—decision of the Borough Superintendent, under Sections 21 and 9A of the Zoning Resolution, to permit in an E and F area district, the erection of two multiple dwellings each of which exceeds the permitted floor area for an E area district and the permitted height within two miles of a designated airport.

**PREMISES AFFECTED**—143-15 to 143-25 21st Avenue, and 144-01 21st Avenue, northwest corner of Parsons Boulevard, Block 4191, Lot 27 (Tent), Whitestone, Borough of Queens.

## APPEARANCES—

For Applicant: None.

For Opposition: Irving Weintraub and Samuel Maksimuk.

**ACTION OF BOARD**—Laid over, date to be set; applicant to obtain new decision from the Borough Superintendent and then file an application with the Board based upon that decision.

## 501-59-BZ

**APPLICANT**—Unger and Unger for L. Edward Dupuy, John F. and Mary W. Liston, Alvina Wacker Hartz, Frank A. Hahn and Kathryn R. Hahn, owners.

**SUBJECT**—Application July 27, 1959—decision of the Borough Superintendent, under Sections 21 and 9A of the Zoning Resolution, to permit in an E and F area district the occupied area of the proposed multiple dwellings in excess of that permitted, and under Section 9A of the Zoning Resolution to permit the proposed multiple dwellings, within two (2) miles of LaGuardia Airport, to be erected to a greater height than that permitted.

**PREMISES AFFECTED**—17-10 to 17-20 Parsons Boulevard, and 19-02 to 19-10 Parsons Boulevard, southwest corner of 15th Avenue, Block 4157, Lot 200 (tent) Whitestone, Borough of Queens.

## APPEARANCES—

For Applicant: None.

For Opposition: None.

**ACTION OF BOARD**—Laid over, date to be set; applicant to obtain new decision from the Borough Superintendent and then file an application with the Board based upon that decision.

## 861-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district the reconstruction of an existing gasoline service station, lubricatorium, auto laundry, parking for more than five (5) cars and extend said uses to include salesroom, utility room, minor auto repairs and ground signs.

**PREMISES AFFECTED**—43-12 to 43-20 (43-14 official) Main Street and 134-41 to 134-49 Dahlia Avenue, northwest corner, Block 5125, Lot 36, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to September 20, at 10 A. M. for decision at request of applicant; to file revised drawings; hearing previously closed.

## 919-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7A and



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21 of the Zoning Resolution, to permit in a retail use D area district, the reconstruction of an existing gasoline service station, lubritorium and auto laundry and extend the uses to include minor auto repairs, salesroom, utility room, parking and storage of motor vehicles, ground sign, curb cuts within 75 feet of a residence use district, the elimination of the required rear yard and the installation of six (6) new 550 gasoline tanks and four (4) new dispensing pumps, for a stated term of twenty (20) years.  
PREMISES AFFECTED—187-17 to 187-25 (187-17 official) Jamaica Avenue, and 91-29 to 91-35 187th Place, northeast corner, Block 9910, Lot 11, Hollis, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to July 19, 1960, at 10 A. M. for inspection and decision; applicant to file an additional drawing; hearing closed.

## 924-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of the existing gasoline service station, office, store and lubritorium, and extend the uses to include minor auto repairs, car washing, utility room, ground sign, parking and storage of motor vehicles and the installation of six (6) additional 550 gallon gasoline tanks and four (4) dispensing pumps.

PREMISES AFFECTED—113-11 to 113-23 (113-21 official) Merrick Boulevard, and 171-01 to 171-07 Linden Boulevard, northeast corner, Block 10287, Lot 1, St. Albans, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to July 19, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 3-60-BZ

APPLICANT—Arnold W. Lederer for Saul and Lawrence Levy, owners.

SUBJECT—Application January 5, 1960—decision of the Borough Superintendent, under Sections 7e, 7i and 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of a one story masonry building occupying more than the permitted area and use for auto sales, motor vehicle repairs with incidental welding, no body or collision work, no painting or spraying and office.

PREMISES AFFECTED—2331-2333 Strauss Street, east side, 119 feet, 9 inches north of East 98th Street, Block 3620, Lot 21, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Arnold W. Lederer and Saul Levy.

For Opposition: Harold Gellman, Meir Schniffen Bauer, Jack Leibson and William Drebsky.

ACTION OF BOARD—Laid over to July 19, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 62-60-BZ

APPLICANT—Crinnion and Crinnion for Michael Strazza, owner; Tremont Auto Parts, lessee.

SUBJECT—Application January 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story extension to an existing building occupying more than the permitted area coverage.

PREMISES AFFECTED—3361 East Tremont Avenue, north side, 64.09 feet west of Haskin Street, Block 5311, Lot 5, Borough of the Bronx.

## APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Laid over to July 19, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 69-60-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Jennie Fenimore, owner.

SUBJECT—Application January 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the addition of non-transient parking, pleasure-type cars only, on the vacant area adjoining a dwelling and garage for a temporary term of five (5) years.

PREMISES AFFECTED—516-520 Parkside Avenue, south side, 43 feet 1½ inches east of Bedford Avenue, Block 5056, Lot 97, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to July 19, 1960, at 10 A.M. for decision; applicant to file revised drawings and submit statement as to necessity for additional parking in this area; hearing previously closed.

## 72-60-BZ

APPLICANT—Murray L. White for Wil-Nic, Incorporated, owner.

SUBJECT—Application February 3, 1960—decision of the Borough Superintendent, under Sections 21 and 7h of the Zoning Resolution, to permit in a business and residence use D area district, the erection of a one story masonry extension to a present machine shop building occupying more than the permitted area coverage in a D area and use that portion in the residence use district for loading and unloading and parking of motor vehicles of customers and employees during working hours only, no fees to be charged.

PREMISES AFFECTED—112-37 Roosevelt Avenue, north side, 101.42 feet west of 114th Street, Block 1786, Lot 32, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: Murray L. White and Francis G. Mantzaris.

For Opposition: Arleen Comoglio, Mary Roller, Amelia Roller and Benjamin La Venia.

ACTION OF BOARD—Laid over to July 19, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 74-60-BZ

APPLICANT—Louis B. Santangelo for Cliffsedge Realty Incorporated, owner.

SUBJECT—Application February 5, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of this plot for parking and storage of more than 5 motor vehicles for a term of 5 years.

PREMISES AFFECTED—1514 Sedgwick Avenue, east side, 1387.52 feet south of West 176th Street, Block 2880, Lots 9, 10, 12, 13, and 15, Borough of the Bronx.

## APPEARANCES—

For Applicant: H. E. Horwood.

For Opposition: None.

ACTION OF BOARD—Laid over to July 19, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 130-60-BZ

APPLICANT—Maxfield Blaubeux for Joseph Angelone, owner; A & P Food Stores, lessee.

SUBJECT—Application February 25, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution to permit in a retail and residence use district, the erection of a one story building for use as a super-market and extending from the retail use portion into the



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residence use with loading and unloading and parking of cars of patrons and employees in the residence use portion.  
**PREMISES AFFECTED**—143-11 to 144-05 (144-01 Official) Liberty Avenue, north side, 99.33 feet east of Remington Street and 138-12 to 138-32 Lloyd Road, Block 10020, Lot 137, Richmond Hill, Borough of Queens.

## APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 19, 1960, at 10 A.M. for inspection and decision; applicant to submit revised drawings; hearing closed.

## 145-60-BZ

**APPLICANT**—George Fuchs for Joseph A. Mitschel, owner.

**SUBJECT**—Application March 1, 1960—decision of the Borough Superintendent under Section 7c of the Zoning Resolution to permit in a retail and residence use district, the maintenance of a parking lot for the parking of more than five motor vehicles extending from the retail use into the residence use portion of the plot.

**PREMISES AFFECTED**—88-12 168th Street, west side, 76.73 feet north of 89th Avenue, Block 9817, Lots 30 & 32, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: George Fuchs.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 19, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 150-60-BZ

**APPLICANT**—Lawrence Laguna for M and J Prince Corporation, owner.

**SUBJECT**—Application March 2, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an automatic auto laundry.

**PREMISES AFFECTED**—255-21 Jamaica Avenue, north side, 140.93 feet east of Little Neck Parkway, 87-111 Little Neck Parkway, Block 8830, Lot 8, Bellerose, Borough of Queens.

## APPEARANCES—

For Applicant: Lawrence Laguna.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 19, 1960, at 10 A.M. for inspection and decision; applicant to file landscaping and revised drawings as to entrance and exit; hearing closed.

## 164-60-BZ

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, and a ground sign all for a term of fifteen (15) years.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

## APPEARANCES—

For Applicant: Paul Friedman and Arthur Levine.

For Opposition: Harold F. Cullen, Marie F. Schwarze, Anna Sieber, Fred Sieber, Theresa D. Ryan, Andrew T. Schlapp, Jack Gabriel, Paul Nakepst, Frances Klun, Marie Keller, Gabriel Deschamps, P. Werner Brand and others.

**ACTION OF BOARD**—Laid over to July 19, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 165-60-A

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service station partly in bed of mapped street, proposed widening Metropolitan Ave.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

## APPEARANCES—

For Applicant: Paul Friedman and Arthur Levine.

**ACTION OF BOARD**—Laid over to July 19, 1960, at 10 A.M. for inspection and decision, in conjunction with Cal. No. 164-60-BZ; hearing closed.

## 184-60-BZ

**APPLICANT**—Abraham Fisher for Eton Holding Corporation, owner.

**SUBJECT**—Application March 10, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing two story building with legal occupancy of garage for five (5) cars, repair shop and storage, the change in occupancy to private truck garage, storage and commercial photographers studios.

**PREMISES AFFECTED**—415-423 East 54th Street, north side, 244 feet east of 1st Avenue, Block 1366, Lot 11, Borough of Manhattan.

## APPEARANCES—

For Applicant: Abraham Fisher.

For Opposition: Melvyn Weiss.

**ACTION OF BOARD**—Laid over to July 19, 1960, at 10 A.M. for inspection and decision; the applicant having changed the basis of his application from Section 7a to 7e; hearing closed.

## 236-60-BZ

**APPLICANT**—Joshua Brown for Raffella Cosentino and Staten Island Oil Company, Incorporated, owners.

**SUBJECT**—Application March 31, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction of a present gasoline service station and continue the present uses of gasoline service, lubrication, minor auto repairs with hand tools only, service room, car wash, non-automatic, accessory sales and parking area for more than five (5) motor vehicles awaiting service.

**PREMISES AFFECTED**—995 Manor Road, northeast corner of Ocean Terrace, Block 697, Lot 1, Port Richmond, Borough of Richmond.

## APPEARANCES—

For Applicant: Joshua Brown.

For Opposition: Clifford Katsaras.

**ACTION OF BOARD**—Laid over to July 19, 1960, at 10 A.M. for decision; applicant to file revised drawings as to street widening; premises and surrounding area have been inspected; hearing closed.

## 237-60-A

**APPLICANT**—Joshua Brown for Raffella Cosentino and Staten Island Oil Company, Incorporated, owners.

**SUBJECT**—Application March 31, 1960—filed pursuant to Section 35 of the General City Law article 3—curb cuts in bed of mapped street, proposed widening of Manor Road.

**PREMISES AFFECTED**—995 Manor Road, northeast corner of Ocean Terrace, Block 697, Lot 1, Port Richmond, Borough of Richmond.

## APPEARANCES—

For Applicant: Joshua Brown.

**ACTION OF BOARD**—Laid over to July 19, 1960, at 10 A.M. for decision; in conjunction with Cal. No. 236-60-BZ.



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## 298-60-BZ

APPLICANT—James E. Vassalotti for Ronald M. Larocca and Salvatore A. DiConza, owners.

SUBJECT—Application April 21, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail and residence use district, the change in occupancy of an existing two story and basement building presently used as a two family dwelling to professional offices to be occupied by two tenants.

PREMISES AFFECTED—478 Bay Ridge Parkway, south side, 86 feet 6½ inches west of 5th Avenue, Block 5941, Lot 39, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama, Salvatore G. DiConza and Ronald M. Larocca.

For Opposition: George H. Hearn, Natalia Drubych, Marie E. Boyle and Mrs. L. Kronman.

ACTION OF BOARD—Laid over to July 19, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 299-60-A

APPLICANT—James E. Vassalotti for Ronald M. Larocca and Salvatore A. DiConza, owners.

SUBJECT—Application April 21, 1960—appeal from a decision of the Borough Superintendent—re live Load.

PREMISES AFFECTED—478 Bay Ridge Parkway, south side, 86 feet 6½ inches west of 5th Avenue, Block 5941, Lot 39, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama, Salvatore G. DiConza and Ronald M. Larocca.

ACTION OF BOARD—Laid over to July 19, 1960, at 10 A. M. for inspection and decision in conjunction with Cal. No. 298-60-BZ; hearing closed.

## 329-60-BZ

APPLICANT—Lama, Proskauer and Prober for Peter Doelger Incorporated, owner; Bertram F. Bonner, Joseph Slifka and Robert Zeiller, Contract Purchaser.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Section 19B(a & d) of the Zoning Resolution, to permit in a residence use "B" area district, the removal of an existing required multiple dwelling garage building to develop the site with additional multiple dwellings, the garage facilities for the proposed buildings will include the 17 additional car spaces required for the existing multiple dwelling.

PREMISES AFFECTED—430 East 56th Street, south side, 255 feet 7⁄8 inches west of Sutton Place South, Block 1367, part of Lot 6, Borough of Manhattan.

### APPEARANCES—

For Applicant: Alfred A. Lama, Richard M. Kleid and John P. McGrath.

For Opposition: Leffert Holz.

ACTION OF BOARD—Laid over to July 19, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 131-60-BZ

APPLICANT—Andrew Di Camillo for 12th A.D. Regular Republican Club, owner.

SUBJECT—Application February 25, 1960—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution to permit in a retail use district, the change of occupancy of a portion of the premises from simonizing, re-upholstering and re-glazing of automobiles to a motor vehicle repair shop with hand tools only.

PREMISES AFFECTED—8501-13 7th Avenue, southeast corner of 85th Street, Block 6038, Lot 8, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: None.

ACTION OF BOARD—Application withdrawn without prejudice at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative. .... 0

## 838-47-BZ—Vol. II

APPLICANT—Robert J. Crinnion for G. and R. Pannacchia, owners; Stone Castle Service Station, Lessee.

SUBJECT—Application reopened December 8, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the construction of a one story extension to the service building of an existing gasoline service station, lubritorium, office, minor repairs with hand tools only and auto laundry, to provide an additional bay for minor repairs with hand tools and an automatic automobile laundry.

PREMISES AFFECTED—2008 Eastchester Road, northeast corner of Stillwell Avenue, Block 4218, Lot 1, Borough of The Bronx.

### APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1960 after due notice by publication in the Bulletin; laid over to July 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 16, 1959 acting on Alt. Applic. No. 212-59 reads:

"1. The extension of the gasoline service station including lubritorium, minor auto repairs with hand tools, auto laundry and office in a Business Use District is contrary to Sec. 4 of the Zoning Resolution and Cal. No. 838-47-BZ Resolution of the Board of Standards and Appeals."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, f and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e, 7f and 7i of the Zoning Law, for a term of fifteen (15) years, to permit in a business use district, the construction of a one-story extension to the service building of an existing gasoline service station, lubritorium, office, minor repairs with hand tools only and auto laundry, and to provide an additional bay for minor repairs with hand tools and an automatic automobile laundry, *on condition* that the work shall be done in accordance with drawings filed herewith dated November 13, 1959, 3 sheets and May 6, 1960, 6 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 155-48-BZ

APPLICANT—Leonard F. Rothkrug for Kulman Realty Corp., owner.

SUBJECT—Application reopened June 7, 1960 for consideration as to extension of term of variance, expired July 13, 1958—decision of the Borough Superintendent,



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previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district an illuminated advertising sign.

PREMISES AFFECTED—120-122 East 86th Street, south side, 118 feet 4 inches west of Lexington Avenue, Block 1514, Lot 61, Borough of Manhattan.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, on July 13, 1948, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant states that the only question involved is the electric sign; that the store and sign have been in existence for many years without any adverse effect on the area and the character of the community has not changed; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on July 13, 1958; and

WHEREAS, this application was reopened on June 7, 1960, and set for hearing on July 6, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 21, 1960, acting on Electric Sign Applic. 266-60, reads:

"Sign is located in a Residence District.

NOTE: B.S.&A. 155-48-BZ—variance expired 7/13/58."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 13, 1948 only as to the term of the variance, so that as amended it shall read:

"granted for a term of ten (10) years from the date of this amended resolution, to permit. . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 352-57-BZ—Vol. II

APPLICANT—Patrick D. Concagh for 27 East 37th Street Corporation, owner.

SUBJECT—Application reopened March 22, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district the change in occupancy of the basement and first floor of an existing four story multiple dwelling from residence to business use (offices).

PREMISES AFFECTED—27 East 37th Street, northside, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

## APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: David L. Charal.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1960, after due notice by publication in the Bulletin; laid over to June 7, 1960 for continued hearing; then to June 21, 1960 for decision; applicant to submit additional statement; hearing closed; then to July 6, 1960 for consideration and decision; and

WHEREAS, the decision of the Borough Superintendent,

dated February 18, 1960, acting on Alt. Applic. 231-57, reads:

"A-1. The conversion of the basement and the 1st story of the above building from apartment use to business use is prohibited by Art. II, Section 3, of the Zoning Resolution;" and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 231-57, Objection No. A-1, be and it hereby is affirmed and that the application be and it hereby is denied.

## 600-57-BZ—Vol. II

APPLICANT—Burke, Green and Groh for John Dugack, Steve Wasilchuk and Natalie Wasilchuk, owners.

SUBJECT—Application reopened January 5, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, office and sales of auto accessories, minor auto repairs with hand tools only, ground sign and parking of cars awaiting service.

PREMISES AFFECTED—76-36 164th Street, southwest corner of 76th Road, Block 6848, Lots 1 and 6, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Paul A. Martineau.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1960 after due notice by publication in the Bulletin; laid over to July 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 2, 1959 acting on N.B. Applic. No. 2760-59, reads:

"1. Proposed gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking of cars awaiting service in a residence use district is contrary to Article II, Section 3 of the Zoning Resolution.

2. Proposed ground sign in a residence use district is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended against granting; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 2760/59, Objection Nos. 1 & 2, dated September 2, 1959, be and it hereby is affirmed and that the application be and it hereby is denied.

## 589-59-BZ

APPLICANT—Larry Meltzer for Elias Goff and Ben Golub, owner.

SUBJECT—Application September 16, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and restricted retail use district, the extension of the present parking lot to the adjoining lots at the rear of the plot.



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**PREMISES AFFECTED**—605-615 East 76th Street, north side, 40 feet, 6 inches east of Ralph Avenue, and 644-648 East 77th Street, southside, 279 feet 1 inch east of Ralph Avenue, Block 7981, Lots 21, 24, 47, and 49, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker .... 4  
Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1960 after due notice by publication in the Bulletin; laid over to July 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 9, 1959 acting on Alt. Applic. No. 1119-59, reads:

"1. The proposed use of a plot partially located in a Restricted Retail Use District and partially in a Residence Use District for Parking and Storage for more than Five (5) Motor Vehicles is contrary to Article II, Section 3 and 4B of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution, to permit in a residence and restricted retail use district, the extension of the present parking lot to the adjoining lots at the rear of the plot, for a term of two years, *on condition* that the work shall be done in accordance with drawings filed with this application dated September 16, 1959, 4 sheets except that there shall be no entrance to the parking lot from East 77th Street; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 699-59-BZ

**APPLICANT**—Ingram S. Carner for All Saints Episcopal Church, owner.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-D area district, the erection of an extension to the present church and Sunday School building within the required setback.

**PREMISES AFFECTED**—214-35 40th Avenue, northwest corner of 215th Street, Block 6243, Lots 24 and 30, Bay-side, Borough of Queens.

## APPEARANCES—

For Applicant: Ingram S. Carner, Elmer D. Hurstmoon, Ernst W. Staub and Robert E. Lange.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent,

dated September 29, 1959 acting on Alt. Applic. No. 1881-59, reads:

"1. The proposed extension of a bldg. in a DD area district within the required setback from the street line is contrary to Art. IV Sec. 14-B(d) Zone Res."

and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in a DD area district, the erection of an extension to the present Church and Sunday School building within the required setback *on condition* that the work be done in accordance with drawings filed with this application dated October 29, 1959, six sheets; that the front entrance on 40th Avenue be brought out at grade; that the owner may, if it chooses, use cedar shingles on the exterior, instead of the stone veneer shown, the shingles to be fastened to masonry construction; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 700-59-A

**APPLICANT**—Ingram S. Carner for All Saints Episcopal Church, owner.

**SUBJECT**—Application October 29, 1959—appeal from a decision of the Borough Superintendent—re frame building area excessive.

**PREMISES AFFECTED**—214-35 40th Avenue, northwest corner of 215th Street, Block 6243, Lots 24 and 30, Bay-side, Borough of Queens.

## APPEARANCES—

For Applicant: Ingram S. Carner.

**ACTION OF BOARD**—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 29, 1959 on Alt. Applic. 1881-59, reads:

"2—The proposed extension of a frame bldg. already in excess of 600 sq. ft. used as a Church is contrary to 4.2.1. Bldg. Code."

and

WHEREAS, the applicant states that the building is 50 feet by 120 feet in area, 1 story, 24 feet high, of class 3 and 4 construction, located in residence use, DD area, class 1 height district, built in 1899, now used and occupied since 1899: basement—classrooms, storage and boiler; 1st floor—church, 232 persons; that the proposed use and occupancy will be: basement—classrooms, boiler and storage, 100 persons; 1st floor and mezzanine—church, 320 persons; and

WHEREAS, the applicant states that it is proposed to provide a masonry extension to the church to provide for the increased congregation as indicated on plans filed herewith marked "proposed conditions" and as follows; that to extend the present church southerly for a distance of 15 feet to the 40th Avenue building line, same to be of masonry construction; that to straighten the westerly line of the church with a new acolyte and clergy rooms, to be of masonry construction; that to install a 15 feet by 28 feet mezzanine within the periphery of the new front extension; that to provide additional classrooms and corridor in the basement; that the only possible method of expansion is southerly as indicated and limit the expansion to only 5 feet instead of 15 feet as requested would serve no useful purpose; that



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the proposed extensions will be of class 3 construction and the front portion extension will be roofed with a truss similar to the present trussed roof.

*Resolved*, that the decision of the Borough Superintendent, dated September 29, 1959, acting on Alt. App. 1881-59, Objection No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all requirements of the resolution adopted by the Board this day under Cal. No. 699-59-BZ shall be complied with; and that a certificate of occupancy shall be obtained.

## 791-59-BZ

APPLICANT—Larry Meltzer for Avenue Z Construction Company, owner.

SUBJECT—Application December 1, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use, D area district, the erection of an extension to an existing one story and cellar building, which structure as proposed occupies more than the permitted area.

PREMISES AFFECTED—2602-2612 East 16th Street and 1516-1524 Avenue Z, southwest corner, Block 7460, Lot 9, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1960 after due notice by publication in the Bulletin; laid over to July 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1959 acting on Alt. Applic. No. 2731-59, reads:

"1. The structure as proposed exceeds the area permitted in a "D" area district by Article IV, Section 14(c) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a business use, D area district, the erection of an extension to an existing one-story and cellar building, which structure, as proposed, occupies more than the permitted area, *on condition* that all work shall be done in accordance with drawings filed herewith dated December 1, 1959, 5 sheets: that all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 818-59-BZ

APPLICANT—Mazza and Seccia for Statecourt Enterprises Incorporated, owner; Kinney System, Incorporated, lessee.

SUBJECT—Application December 7, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the use of the surplus parking space of the accessory garage to a multiple dwelling for transient parking.

PREMISES AFFECTED—220-226 Lexington Avenue, and 135-139 East 33rd Street, northwest corner, Block 889, Lot 15, Borough of Manhattan.

### APPEARANCES—

For Applicant: Eugene M. Seccia.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1960 after due notice by publication in the Bulletin; laid over to July 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 10, 1959 acting on Alt. Applic. No. 1451-59, reads:

"A-1. Proposed transient use of garage is contrary to Section 60 M.D.L. and Art. 2 Sect. 4(a) Sub. 15 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution and Section 60(1d) of the Multiple Dwelling Law.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a business use district, the use of part of an existing legal multiple dwelling accessory garage for transient parking for a term of twenty-one years, *on condition* that the building conforms to drawings filed with this application dated December 7, 1959, 6 sheets, and April 21, 1960, 1 sheet; that the vehicles parked in transient parking space shall be pleasure-type cars only and shall not exceed 80 in number in addition to the number of cars parked by tenants of this building and the cars parked on a monthly basis, and also *on condition* that the tenants of this apartment house may recapture any of the space devoted to transient parking on thirty days' notice to the owner in accordance with Section 3 (9) (b) of the Zoning Resolution and Section 60 (b) of the Multiple Dwelling Law; that all laws, rules and regulations applicable shall be complied with and a new certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 333-60-A

APPLICANT—Mazza and Seccia for Statecourt Enterprises Incorporated, owner; Kinney System Incorporated, lessee.

SUBJECT—Application May 3, 1960—filed pursuant to Section 60, Par. 1, subdivision (d) of the Multiple Dwelling Law, re—transient parking, multiple dwelling.

PREMISES AFFECTED—135-139 East 33rd Street, and 220-226 Lexington Avenue, northwest corner, Block 889, Lot 15, Borough of Manhattan.

### APPEARANCES—

For Applicant: Eugene M. Seccia.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 27, 1960 on Alt. Applic. 1451-59, reads:



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"A1—Proposed transient use of garage is contrary to Section 60 M.D.L. and Article 2 Section 4(a) Subd. 15 of the Zoning Resolution."

and

WHEREAS, the applicant states that the building is 80 feet by 188 feet 5 inches in area, 14 stories, 140 feet high, of class 1 construction, located in business use, B area, class 2 height district, built in 1958, now used and occupied since 1958: sub-cellar—garage, 60 cars; cellar—garage, 30 cars, tenant's laundry, meter room, porter's room, and storage; basement—garage, 35 cars, lobby and mail room, 3 stores, 22 persons; 1st floor—12 apartments; 2nd to 12th floors—14 apartments each floor; 13 and 14th floors—9 apartments each floor; penthouse—9 apartments, substantially in accordance with Certificate of Occupancy Number 48826 issued March 31, 1958; that the proposed use and occupancy will be the same, except for proposed transient garage in sub-cellar, cellar and basement, as stated under Calendar Number 818-59-BZ; and

WHEREAS, the applicant states that access to the garage is at the northerly end of the Lexington Avenue side of the building and access to the sub-cellar and cellar garages is obtained by two automobile elevators located at the rear north west corner of the building; that the total number of motor vehicles allowed as per the Certificate of Occupancy is 125, however the actual capacity of the garage is:

|            |          |
|------------|----------|
| Sub cellar | 68 cars  |
| Cellar     | 45 cars  |
| Basement   | 31 cars  |
|            | 144 cars |

and

WHEREAS, the applicant states that since the completion of the building, the average monthly rental of car space is: 21 to tenants of the building,

44 to monthly non-occupants of the building or a total of 65 cars, which is far below the legal capacity, or 52% of capacity; and

WHEREAS, the proposed use of surplus car spaces for transient parking for a period of less than one month is prohibited under the Multiple Dwelling Law unless authorized by the Board of Standards and Appeals, as per Section 60, par. D, Multiple Dwelling Law; that the legislative intent was designated to take advantage of the large amount of unused parking spaces in Multiple Dwellings; that this would help relieve the shortage of off street parking, serve the public demand and not adversely affect anyone; that it is the considered opinion that the granting of a variance will do substantial justice and be in harmony with the general purpose and intent of the laws; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1451/59, Objection No. A-1, dated April 27, 1960, be and it hereby is modified under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is granted, on condition that all requirements of the resolution adopted by the Board this day under Cal. No. 818-59-BZ shall be complied with; and that all other laws, rules and regulations shall be complied with and a new certificate of occupancy obtained.

## 886-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959, decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, office and accessory sales and extend the use by adding minor auto repairs, non-automatic car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—62-11 to 62-19 (62-17 Official) Rockaway Beach Boulevard, and 194-200 Beach 63rd Street, southeast corner, Block 394, Lot 4, Far Rockaway, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1960 after due notice by publication in the Bulletin; laid over to July 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1959 acting on N.B. Applic. No. 4355-59, reads:

"1. Proposed demolition, reconstruction and extension of use of an existing gasoline service station, lubritorium, office and accessory sales to—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles in a lot located within a business use district is contrary to Art. II sect. 4(a) subsections 29 and 46 of the Zoning Resolution.

2. Proposed ground sign in a business use district is contrary to Art. II sect. 4(a) subsection 49 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7a and 7i, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, office and accessory sales and to extend the use by adding minor auto repairs, non-automatic car washing, sales room, utility room, ground sign and the parking and storage of motor vehicles, on condition that the work shall be done as shown on drawings filed herewith dated December 24, 1959, 5 sheets; that the 30 foot curb cut at the southerly end of the Beach 63rd Street front shall be omitted; that toilet doors shall be rearranged so that entrance to the men's toilet shall be from the interior of the accessory building; that in all other respects all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 34-60-BZ

APPLICANT—Theodore L. Soontup for Lionel and Pearl Rebhun, owner.

SUBJECT—Application January 14, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a F area district, the construction of a one story extension to the rear of an existing two story dwelling exceeding the permitted area coverage.

PREMISES AFFECTED—29-09 Union Street, east side, 78.79 feet south of 29th Road, Block 4773, Lot 16, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Theodore L. Soontup.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox, and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1960 after due notice by publication in the Bulletin; laid over to July 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 29, 1959 acting on Alt. Applic. No. 2647-59, reads:

"1. Proposed extension exceeds the permitted coverage and encroaches into the req'd rear yard in an F district and is contrary to Art. 4, Sec. 16 b & d of the Z.R."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, to permit in an F area district, the construction of a one-story extension to the rear of an existing two-story dwelling, exceeding the permitted coverage, on condition that all work shall be done in accordance with drawings filed herewith dated January 14, 1960, 7 sheets and May 6, 1960, 4 sheets except that the rear yard regulations shall be complied with; that all other laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 157-60-BZ

APPLICANT—Jacob Fisher and Donald D. Fisher for Free Magyar Reformed Church, owner.

SUBJECT—Application March 3, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution to permit in a residence use district, in an existing one story and basement church, the change in occupancy to theatre with lounge and dressing rooms.

PREMISES AFFECTED—206-208 East 11th Street, south side, 129 feet east of 3rd Avenue, Block 466, Lot 12, Borough of Manhattan.

## APPEARANCES—

For Applicant: Donald D. Fisher and S. Cohen.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1960, after due notice by publication in the Bulletin; laid over to July 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 3, 1960, acting on Alt. Applic. 65-60, reads:

"2. Proposed use located in a residence use district, is contrary to Art. II #3 Zoning Resolution."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate

case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e, for a term of ten (10) years, to permit in a residence use district, in an existing one-story and basement church, the change in occupancy to theatre with lounge and dressing rooms, on condition that the work shall be done in accordance with drawings filed herewith dated March 3, 1960, 8 sheets; that all laws, rules and regulations, including Exit Rules under the Administrative Code, shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 158-60-A

APPLICANT—Jacob Fisher and Donald D. Fisher for Free Magyar Reformed Church, owner.

SUBJECT—Application March 3, 1960—Appeal from decision of the Borough Superintendent re—Class III construction, building for use as theatre, more than 20 feet in height.

PREMISES AFFECTED—206-208 East 11th Street, south side, 129 feet east of Third Avenue, Block 466, Lot 12, Borough of Manhattan.

## APPEARANCES—

For Applicant: Donald D. Fisher and S. Cohen.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 22, 1960 on Alt. Applic. 65-60, reads:

"1. Class III bldg. for use as theatre more than 20 feet in height is contrary to 4.2.1 B.C."

and

WHEREAS, the applicant states that the building is 36 feet by 65 feet in area, 1 story and basement, 29 feet high, of class 3 construction, located in residence use, B area, class 1½ height district, built about 1885, now used and occupied since 1885: cellar—vacant; basement—lecture room, 100 persons; 1st floor—church, 240 persons; that the proposed use and occupancy will be: cellar—vacant; basement—lounge, dressing rooms and storage, 50 persons; 1st floor—theatre, 242 seats; and

WHEREAS, the applicant states that the basement ceiling is fire-retarded with plaster and sheet metal, and that the ceiling of the 1st floor (the underside of the roof) which is 29 feet high, is plastered to form an ornamental ceiling; that the present exits, which consist of a 7 foot wide doorway at the front of the 1st floor church opening on the street and a 3 foot 6 inch wide door at the rear in the basement opening on a yard 25 feet deep, will be improved by constructing a new steel stairway, 3 feet 8 inches wide, at the rear 1st floor extending to the basement, thence by means of a 3 foot 8 inch wide fireproof enclosed passageway leading to a 3 foot 8 inch wide door opening on the street front; that a ladder to a 24 inch by 36 inch scuttle in the roof will be installed; that these exit facilities will more than comply with Article 7 of the Building Code and Local Law 29; that the theatre exit laws do not apply here since the occupancy is less than 300 persons in the theatre portion; that actually the number of persons will not be more than 242; that to allow the building to remain vacant would create a health and fire hazard due to vandalism in this section of the city; that a conforming use in this small church building and plot would be utterly impractical; that to demolish the building would be a loss to the owner and the city; that the proposed experimental theatre use is the closest to the present public use as to classification;



# MINUTES

that the high 1st floor plastered ceiling and the fire retarded basement ceiling reduce the fire hazard, if any; that the side walls are unpierced; that the number of occupants will not be increased; that the area is small, 2345 square feet, the height only 29 feet high; that the exit facilities will be increased so that they are ample and more than comply with the Building Code and Local Law #29; that the nearest building at the rear is 25 feet from the rear wall of this building; that the bearing capacity of the 1st floor is 75 lbs. per square foot, complying with the Building Code; that adequate dressing room facilities will be provided in the basement and sprinklered; that mechanical ventilation will be maintained; that scenery, if any, will be lawfully flameproofed; and

WHEREAS, the premises was inspected by a committee of the Board which recommended granting on certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 22, 1960, acting on Alt. App. 65/60, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all requirements of the resolution adopted by the Board this day under Cal. No. 157-60-BZ shall be complied with; that the basement shall be sprinklered; that the seating capacity shall not exceed 242; that all other laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy shall be obtained.

## 183-60-BZ

APPLICANT—J. M. Berlinger for Ten Fifth Avenue Corporation, owner.

SUBJECT—Application March 7, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing four story and basement multiple dwelling with stores on the ground floor to provide a building line front for store number six (6), the extension to cover the balance of the plot.

PREMISES AFFECTED—1 West 8th Street and 10 Fifth Avenue, northwest corner, Block 572, Lot 44, Borough of Manhattan.

### APPEARANCES—

For Applicant: J. M. Berlinger and Joel J. Weiner.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1960, after due notice by publication in the Bulletin; laid over to July 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 29, 1960, acting on Alt. Applic. 1949-59, reads:

"1. Proposed extension of a store in a residence district is contrary to Article II Subd. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a residence use district, the erection of a one story extension to an existing four story and basement Multiple Dwelling and store building to provide a building line frontage for store number six, the extension to cover the balance of the lot, *on condition* that the work shall be done in accordance with drawings filed with this application dated, March

7, 1960, 5 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 322-60-BZ

APPLICANT—Herman Horowitz for Jacob Perlow and 259-261 West 12th Street Corporation, owners.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business and residence use, "D" area, class  $\frac{3}{4}$  height district, the erection of a six story and basement multiple dwelling, that exceeds the permitted area coverage and exceeds the permitted height.

PREMISES AFFECTED—257-261 West 12th Street, north side, 181 feet east of West 4th Street, Block 615, Lots 90 and 91, Borough of Manhattan.

### APPEARANCES—

For Applicant: Herman Horowitz.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960, after due notice by publication in the Bulletin; laid over to June 21, 1960 for continued hearing; applicant to inform Board as to economic possibility of developing the property in conformance with the Zoning Law; then laid over to July 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 14, 1960, acting on N.B. Applic. 103-59, reads:

"A4—The proposed new building is now located in a  $\frac{3}{4}$  times height district, same is shown to exceed  $\frac{3}{4}$  times the width of the street in height at the street frontage and is contrary to Art. III Sec. 8(c) of the Zoning Resolution."

A5—The proposed new building is now located in a D area district the occupied area and yard shown on the above lot is contrary to Art. IV Sec. 14D subd (a) and (c) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 103-59, Objection Nos. A4 and A5, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

Adjourned: 4:05 P.M.

JOSEPH J. DOYLE, Chief Clerk.

## REGULAR MEETING

WEDNESDAY AFTERNOON, JULY 6, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

## 419-39-SM—Vol. II

APPLICANT—Macomber Inc., owner—amendment of resolution as to new load table.



# MACOMBER "NEW YORKER" JOIST

TOTAL SAFE UNIFORM SUPERIMPOSED LOADS (DEAD & LIVE) PER LINEAR FOOT OF JOIST

| JOIST<br>SIZE | MAXIMUM<br>REACTION<br>(LB.) | SPAN IN FEET |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
|---------------|------------------------------|--------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|--|--|--|--|--|--|
|               |                              | 10           | 11  | 12  | 13  | 14  | 15  | 16  | 17  | 18  | 19  | 20  | 21  | 22  | 23  | 24  | 25  | 26  | 27  | 28  | 29  | 30  | 31  | 32  | 33  | 34  | 35  | 36  | 37  | 38  | 39  | 40  |  |  |  |  |  |  |  |
| 81 N          | 1592                         | 318          | 288 | 266 | 232 | 201 | 175 | 154 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 82 N          | 1697                         | 339          | 308 | 283 | 260 | 236 | 204 | 180 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 101 N         | 1732                         |              |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 102 N         | 1820                         |              |     | 288 | 266 | 246 | 215 | 189 | 168 | 148 | 133 | 120 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 103 N         | 2030                         |              |     | 302 | 280 | 260 | 243 | 218 | 194 | 173 | 155 | 140 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 104 N         | 2117                         |              |     | 337 | 311 | 290 | 271 | 253 | 229 | 204 | 183 | 166 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
|               |                              |              |     | 353 | 325 | 302 | 281 | 264 | 248 | 229 | 204 | 185 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 122 N         | 2152                         |              |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 123 N         | 2292                         |              |     |     |     | 308 | 287 | 269 | 253 | 236 | 211 | 190 | 173 | 157 | 145 | 133 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 124 N         | 2362                         |              |     |     |     | 327 | 306 | 287 | 269 | 255 | 241 | 227 | 206 | 187 | 171 | 157 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 125 N         | 2625                         |              |     |     |     | 337 | 315 | 295 | 278 | 262 | 248 | 236 | 224 | 204 | 187 | 171 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 126 N         | 2887                         |              |     |     |     | 374 | 350 | 329 | 308 | 292 | 276 | 262 | 250 | 238 | 222 | 204 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
|               |                              |              |     |     |     | 413 | 385 | 360 | 339 | 320 | 304 | 288 | 274 | 262 | 250 | 241 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 143 N         | 2502                         |              |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 144 N         | 2625                         |              |     |     |     |     | 313 | 294 | 278 | 264 | 250 | 238 | 227 | 217 | 204 | 189 | 175 | 161 | 150 |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 145 N         | 2800                         |              |     |     |     |     | 329 | 308 | 292 | 276 | 262 | 250 | 238 | 227 | 218 | 204 | 189 | 175 | 162 |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 146 N         | 3167                         |              |     |     |     |     | 350 | 329 | 311 | 294 | 280 | 266 | 253 | 243 | 232 | 224 | 215 | 203 | 189 |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 147 N         | 3500                         |              |     |     |     |     |     |     |     | 351 | 334 | 316 | 301 | 288 | 274 | 264 | 253 | 243 | 234 | 225 |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
|               |                              |              |     |     |     |     |     |     |     | 388 | 369 | 350 | 332 | 318 | 304 | 292 | 280 | 269 | 259 | 250 |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 164 N         | 2660                         |              |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 165 N         | 2922                         |              |     |     |     |     |     |     |     | 295 | 280 | 266 | 253 | 241 | 231 | 222 | 211 | 196 | 182 | 169 | 157 | 147 | 138 | 129 |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 166 N         | 3255                         |              |     |     |     |     |     |     |     | 325 | 308 | 292 | 278 | 266 | 253 | 243 | 234 | 224 | 213 | 199 | 185 | 173 | 162 | 152 |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 167 N         | 3552                         |              |     |     |     |     |     |     |     | 362 | 343 | 325 | 309 | 295 | 283 | 271 | 260 | 250 | 241 | 232 | 224 | 211 | 197 | 185 |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
|               |                              |              |     |     |     |     |     |     |     |     |     | 355 | 337 | 323 | 309 | 295 | 283 | 273 | 262 | 253 | 245 | 236 | 229 | 222 |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 185 N         | 3167                         |              |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 186 N         | 3552                         |              |     |     |     |     |     |     |     | 351 | 334 | 316 | 301 | 288 | 274 | 264 | 253 | 243 | 234 | 225 | 213 | 199 | 187 | 175 | 164 | 155 | 147 | 138 |     |     |     |     |  |  |  |  |  |  |  |
| 187 N         | 3937                         |              |     |     |     |     |     |     |     |     |     | 355 | 337 | 323 | 309 | 295 | 283 | 273 | 262 | 253 | 245 | 236 | 225 | 213 | 199 | 189 | 178 | 168 |     |     |     |     |  |  |  |  |  |  |  |
| 188 N         | 4677                         |              |     |     |     |     |     |     |     |     |     | 393 | 374 | 358 | 343 | 329 | 315 | 302 | 292 | 281 | 271 | 262 | 253 | 246 | 238 | 225 | 213 | 201 |     |     |     |     |  |  |  |  |  |  |  |
|               |                              |              |     |     |     |     |     |     |     |     |     | 467 | 444 | 425 | 406 | 388 | 372 | 358 | 346 | 332 | 322 | 311 | 301 | 292 | 283 | 267 | 252 | 239 |     |     |     |     |  |  |  |  |  |  |  |
| 206 N         | 3678                         |              |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |  |  |  |  |  |  |  |
| 207 N         | 4389                         |              |     |     |     |     |     |     |     |     |     | 367 | 350 | 334 | 318 | 306 | 294 | 281 | 271 | 262 | 248 | 232 | 217 | 204 | 192 | 180 | 171 | 161 | 152 | 145 | 136 | 131 |  |  |  |  |  |  |  |
| 208 N         | 5215                         |              |     |     |     |     |     |     |     |     |     | 437 | 416 | 399 | 381 | 365 | 350 | 336 | 323 | 313 | 299 | 280 | 260 | 245 | 231 | 217 | 204 | 194 | 183 | 173 | 164 | 158 |  |  |  |  |  |  |  |
|               |                              |              |     |     |     |     |     |     |     |     |     | 521 | 495 | 472 | 453 | 434 | 416 | 400 | 385 | 371 | 355 | 332 | 311 | 292 | 274 | 259 | 243 | 231 | 218 | 206 | 196 | 187 |  |  |  |  |  |  |  |

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## APPEARANCES—

For Applicant: A. W. Rawlins.

**ACTION OF BOARD—**Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

419-39-SM—Vol. II—Amendment to resolution as to revised load table.

Macomber Incorporated, Canton, Ohio, requested that the resolution adopted December 13, 1955 under Calendar Number 419-39-SM—Vol. II be amended so as to include a revised load table.

USE: Steel joists as defined under Section C26-143.0.

DESCRIPTION: There has been no change in the construction of the joists from those approved December 13, 1955 under Calendar Number 419-39-SM—Vol. II.

INSPECTION AND TEST: Tests were conducted on joists under the provisions of Section C26-519.0 Administrative Building Code. These tests and computations were made in order to evaluate the load carrying capacity of the joists when loaded so that the deflection of the joists did not exceed the allowable of 1/360 of the span for the total designed load.

The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 13, 1955 under Calendar Number 419-39-SM—Vol. II be amended so as to include the revised load table, on page 893, on condition that all other requirements of the resolution adopted December 13, 1955 under Calendar Number 419-39-SM—Vol. II be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 486-39-SM—Vol. II

APPLICANT—United States Gypsum Company, owner—additional lath and lathing accessories.

## APPEARANCES—

For Applicant: Richard E. Skogsberg.

**ACTION OF BOARD—**Resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

486-39-SM—Vol. II—The United States Gypsum Company requested by letter that the resolution adopted September 24, 1940, and amended at various times through June 1, 1955, be reopened and amended to approved additional sizes and accessories. The case reopened by vote of the Board on December 6, 1955.

USE: The gypsum boards and accessories are used to provide surfaces for walls, ceilings, partitions, and for decoration. Where used in fire-rated assemblies, they are individually tested and approved under other calendar numbers.

DESCRIPTION: All gypsum boards will be manufactured in thicknesses of 1/4-inch to 2 inches, in widths of 8 inches to 48 inches, in lengths of 2 feet to 20 feet inclusive, and in

edge formations of round, square, beveled, recessed or V joint tongue and groove.

USG Baxbord will be in the above sizes and thicknesses. It differs from USG Sheetrock only in that the two face papers are unfinished chip board.

USG Insulating Baxbord will have aluminum foil on one face, applied over the Chip board and Chip board on the other face.

USG Firecode Baxbord and USG Firecode Insulating Baxbord will be identical in outward appearance to the above except it will have aluminum foil vapor barrier and reflective insulation on one face.

USG Woodgrained Sheetrock and predecorated Sheetrock has been approved with certain woodgrained paper, also with certain genuine wood veneers also predecorated with paints and lacquers. It is now made in additional colors and methods of decoration.

Mill laminated panels of various combinations of gypsum board products are available. The various boards available are in thicknesses of 1/4-inch to 2 inches making panels available in thicknesses of 1/2-inch to 4 inches and in widths, lengths and thicknesses previously mentioned and with all edges previously mentioned to include shiplap edges in addition on the laminated panels.

USG Gypsum Coreboard in thicknesses of 1/4-inch to 2 inches with square, round or V Tongue Groove edges and in lengths of 2 feet to 20 feet is a new sheetrock product. It will also be sold under the name of USG VAUGHN WALLS Coreboard.

USG Sheetrock will also be sold in all sizes and thicknesses and grades as USG Vaughn Walls Face Panels.

Certain USG Metal Accessories are used with these gypsum boards. These include Numbers 100, 101, 102 and 103 Beads for protection of corners. Protection for edges is provided by Numbers 200, 200B, 200C, 300, 301, 400 and 401 trim.

INSPECTION AND TEST: The Committee on Test examined the material submitted and the supporting technical data.

They found that the material is as previously approved except as follows:

Gypsum Wall Boards have been previously approved under this Calendar Number, and in fire-rated assemblies under Calendar 790-42-SM, Calendar 546-54-SM, Calendar 236-38-SM, Calendar 286-60-SM, and Calendar 301-60-SM. All Sheetrock and VAUGHN Sheetrock Face panels are identical with material previously approved under this Calendar Number except for size or thickness. Mill laminated panels consist of panels of material previously approved except for thickness. USG Coreboard and Vaughn Walls Coreboard are identical with USG Baxbord, previously approved under this Calendar Number except for size and thickness.

USG Woodgrained Sheetrock and predecorated Sheetrock is identical with material previously approved except for size, thickness, and change in color or method of decoration.

The accessories are identical in basic design with accessories previously approved under this Calendar Number, except that these accessories are a normal development to take care of greater thicknesses of boards.

RECOMMENDATION: Based on the data and samples submitted and the inspections and tests conducted, the Committee on Test recommends that the U. S. Gypsum Company's Sheetrock, Firecode Sheetrock, Woodgrained and Predecorated Sheetrock, Coreboard, Baxbord, Insulating Baxbord, Firecode Baxbord, Firecode Insulation Baxbord, USG Vaughn Walls Coreboard, USG Vaughn Walls Face Panels in thicknesses of 1/4-inch to 2 inches and in sizes of 12 inches wide to a maximum of 4 feet wide, and in maximum lengths of 20 feet be approved under this resolution and that mill laminated panels of the same materials be approved and that the metal accessories listed be approved, providing all the provisions of the previous resolution adopted September 24, 1940, and amended at various times through June 1, 1955 under Calendar Number 486-39-SM are complied with and each board or bundle is stamped, tagged, labeled or marked "Approved by the Board of Standards and Ap-



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peals for use in New York City under Calendar Number 486-39-SM—Vol. II".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 785-39-SM

APPLICANT—Maurice A. Knight, owner—acid waste sump.

### APPEARANCES—

For Applicant: Fred M. Klein.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

785-39-SM—Amendment to resolution as to additional neutralizing sump.

Maurice A. Knight, owner, requested that the resolution adopted October 20, 1942 under Calendar Number 785-39-SM be reopened and amended so as to include an additional design of sump.

USE: Sump for handling acid waste.

DESCRIPTION: The requested sump has the same basic design as the original sump, but instead of the tank being of acid proof glazed tile, the requested sump is made of  $\frac{1}{4}$  inch steel plate,  $\frac{1}{4}$  inch Pyroflex glass fabric lining and acid proof brick laid in permanite cement.

Pyroflex is a thermoplastic with a softening point of 280°F and it will liquify at 450°F.

The thickness of acid proof brick used in the tank depending on the temperature of acid waste; thickness ranging from 2 $\frac{1}{4}$  inches for 200°F waste to 13 $\frac{1}{2}$  inches for 420°F.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 20, 1942 under Calendar Number 785-39-SM be reopened and amended so as to include the additional acid waste sump as herein described, on condition that the requirements of the resolution adopted October 20, 1942 under Calendar Number 785-39-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 1144-40-SM

APPLICANT—United States Gypsum Company, owner—additional textures of tile.

### APPEARANCES—

For Applicant: Richard E. Skogsberg.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

1144-40-SM—Amendment to resolution as to additional textures of acoustical tile.

United States Gypsum Co. requested that the resolution adopted November 5, 1941 and amended through May 21, 1957 under Calendar Number 1144-40-SM be reopened and amended so as to include additional textures of acoustical tile.

USE: Incombustible acoustical tile.

DESCRIPTION: There has been no change in the composition of the tile; the request is for additional textures. The tiles will have either a plain, motified, striated, slotted, perforated or random perforated finish.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 5, 1941 and amended through May 21, 1957 under Calendar Number 1144-40-SM be reopened and amended so as to include additional textures of Acoustone acoustical tile also known as Acoustone Airson, as herein described, and permission to manufacture the approved tile at additional domestic plants now owned and operated by the applicant, on condition that the requirements of the resolution adopted November 5, 1941 and amended through May 21, 1957 under Calendar Number 1144-40-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 151-44-SA

APPLICANT—Nash Eng. Co., owner—revised design of sewer ejector.

### APPEARANCES—

For Applicant: A. P. Smith.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

151-44-SA—Amendment of resolution as to air gap on sewage ejector.

Nash Engineering Company, South Norwalk, Conn., requested that the resolution adopted October 30, 1945 under Calendar Number 151-44-SA be reopened and amended so as to permit the use of an air gap in lieu of a water seal tank to afford a positive break between the city water supply and the compressor.

USE: Pneumatic sewage ejector.

DESCRIPTION: The only change is in the substitution of a Boosey Fixed Air Gap No. 2030 for a water seal tank to afford a positive break between water supply and the compressor.

The Boosey Fixed Air Gap is designed with tapped inlet and outlet and the air gap is dependent on the inlet diameter. The Model number 2030, having a  $\frac{3}{4}$  inch diameter inlet, has a fixed air gap of 2 inches which is well in excess of the minimum air gap as required under the Submerged In-



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let Rules of the Board. Details of construction were examined by Ass't. Engr. J. A. Darts and Mr. J. Finnerty, Bureau Chief Inspector, Dep't. of Water Supply, Gas & Electricity.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted October 30, 1945 under Calendar Number 151-44-SA be reopened and amended so as to permit the use of a Boosey Fixed Air Gap, Number 2030, in lieu of a water seal tank, on condition that the requirements of the resolution adopted October 30, 1945 under Calendar Number 151-44-SA be complied with.

(Sgd.) **WILLIAM A. NOLAN**,  
Director,  
**JOHN A. DARTS**,  
Assistant Engineer,  
**GEORGE F. SKLENARIK**,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 122-55-SA

**APPLICANT**—G.A.L. Electro Mechanical Service, owner—interlock.

### APPEARANCES—

For Applicant: A. S. Michels.

**ACTION OF BOARD**—Application reopened and appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

**WHEREAS**, the report of a Committee on Test reads: 122-55-SA—G.A.L. Electro Mechanical Service, New York, filed February 9, 1955 for approval of the Type DM Interlock. The application was dismissed for lack of prosecution June 23, 1959.

**USE:** A double swing door interlock.

**DESCRIPTION:** The Type DM Interlock is an electro mechanical interlock intended for use on push button controlled elevators with double swing doors to prevent the operation of the elevator unless all hoistway doors are closed and locked. The device consists of the Type M Interlock, previously approved under Calendar Number 24-41-SA, with the addition of a second set of door contacts.

The switch consists of three sets of contacts, the two door contacts comprising bridging plate and two spring loaded contact fingers. The bridging plates for these contacts are mounted on the projecting end of the keepers so that the contacts are opened or closed when the door is opened or closed. The locking cam contact consists of two stationary fingers and a spring loaded bridging piece fastened to the locking cam activated to open and close by the retiring cam through a bell crank secured to the end of the cam roller arm locking shaft.

The operation is as follows: when the car is at the landing, the door is closed and the cam roller is released due to the withdrawal of the retiring cam. This locks the door by the engagement of the locking cam with the latch on the keeper. The interlock circuit is completed through three sets of contacts permitting operation of the elevator.

When the car stops at the landing, the release of the retiring cam causes the roller arm to rotate the shaft to release the locking cam, breaking the cam contact. This unlocks the door by moving the cam out of engagement with the keeper. The interlock circuit is thus opened and movement of the car away from the landing is prevented. When the doors are opened the other contacts are opened by the withdrawal of the keeper.

To complete the interlock circuit and allow the car to be

moved all contacts must be bridged. This is accomplished by closing the doors and retiring the cam so it releases the cam roller arm which locks the doors. The catch on the cam to which the cam bridging piece is attached overlaps the latch of the keeper before this contact has closed.

**INSPECTION AND TEST:** The Type M Interlock has been approved by the Underwriters' Laboratory under S.A. 595, copy of which is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Type DM Interlock as manufactured by the G.A.L. Electro-Mechanical Service for use in New York City under the provisions of Sections C26-899.0, C26-907.0 through C26-913.0 Administrative Building Code, on condition that the appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 122-55-SA".

(Sgd.) **WILLIAM A. NOLAN**,  
Director,  
**JOHN A. DARTS**,  
Assistant Engineer,  
**GEORGE F. SKLENARIK**,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 689-56-SM

**APPLICANT**—Screw & Bolt Corp., new owner—change of corporate name.

### APPEARANCES—

For Applicant: C. E. Zettel.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

**WHEREAS**, the report of a Committee on Test reads: 689-56-SM—Amendment to resolution as to change in Corporate name.

Screw and Bolt Corp. of America requested that the resolution adopted January 21, 1958 under Calendar Number 689-56-SM be reopened and amended so as to show a change of name of the Corporation.

The applicant has submitted an extract of the minutes of the shareholders meeting held April 15, 1959 covering the vote on the change of corporate name. Also submitted is a certified copy of the Articles of Amendment to the Articles of Incorporation under which the name of the Corporation was changed.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted January 21, 1958 under Calendar Number 689-56-SM be reopened and amended so as to show a change in corporate name; formerly known as Pittsburg Screw and Bolt Corp., now known as Screw and Bolt Corp. of America, on condition that all the other requirements of the resolution adopted January 21, 1958 under Calendar Number 689-56-SM be complied with.

(Sgd.) **WILLIAM A. NOLAN**,  
Director,  
**JOHN A. DARTS**,  
Assistant Engineer,  
**GEORGE F. SKLENARIK**,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.



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## 311-57-SM

APPLICANT—E. I. Du Pont De Nemours & Co., Inc., owner—additional fabric.

### APPEARANCES—

For Applicant: Samuel R. Todd.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 311-57-SM—Amendment to resolution as to additional fabric.

E. I. Du Pont De Nemours & Co., Inc., requested that the resolution adopted February 11, 1958 under Calendar Number 311-57-SM be reopened and amended so as to include an additional fabric.

USE: Material to be used as a window covering in places of public assembly.

DESCRIPTION: The material is the same as that previously approved; a glass fabric coated on both sides with a plasticised polyvinyl chloride. The difference being in the appearance, as the requested material "Tontine Triglas" is plain.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 11, 1958 under Calendar Number 311-57-SM be reopened and amended so as to include the additional material known as "Tontine Triglas", on condition that the requirements of the resolution adopted February 11, 1958 under Calendar Number 311-57-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 137-58-SM

APPLICANT—American Fabricators Division of Bellingham Shipyards Co., owner.

### APPEARANCES—

For Applicant: Marcel Vogt.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 137-58-SM—American Fabricators, Division of Bellingham Shipyards Co., Bellingham, Washington, filed for approval of the American Fabricators Roof Structure Supports consisting of glued laminated timbers under the provisions of Sections C26-370.0 through C26-370.6 Administrative Building Code.

USE: The material is to be used in timber construction.

DESCRIPTION: Glued laminated timbers, are assembled laminations, glued up and put under pressure to form structural beams, columns and arches.

In the process of manufacturing, the lumber is examined for defects, such as knots, checks, etc. and soundest pieces are set aside for use in the upper and lower faces of the beam. The lumber having knots, etc. is placed at or near the

neutral axis of the section. When necessary to form a long beam, smaller planks are glued together, using a scarf joint (1 to 15) to form a continuous plank before laminating of the length desired.

The plank, which is to be used in the extreme face of the section, is glued on one side only and then placed in the pressure rig. Each succeeding plank is then glued on both faces and placed one on top of the other, above the first plank. The last plank used gives the desired depth to the section and is glued on one face only and placed in its proper position. When the planks are correctly positioned, pressure is applied to the section by means of stay bolts; these bolts are tightened in a certain specified manner, periodically for the first three hours that the section is in the pressure rig; then removed and the section is allowed to cure for 1 week.

The glue used in the manufacture in the process is supplied and manufactured by either American Marietta Co., The Borden Co., The Monsanto Co., or Reichold Co. The glue shall be of the proper type for the use intended as recommended by the manufacturer.

A more complete description of the plant and manufacturing process are on file with and are part of the record.

INSPECTION AND TEST: The applicant has submitted a report of the test conducted on a three hinged arch on a job site and the test was so conducted so as to produce two times the critical moment at mid height of the vertical legs. The complete report is on file with and is part of the record.

The applicant has also submitted shear tests as conducted on various trusses and beams.

RECOMMENDATION: On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the material American Fabricators Roof Structure as manufactured by the American Fabricators, Division of Bellingham Shipyards Co., for use in New York City under the provisions of Sections C26-370 through C26-370.6 under the following conditions:

1. That the glue used shall be as herein described.
2. That the top and bottom laminations shall not have scarf joints located nearer to the center than  $\frac{1}{4}$  of the beam length from the ends and that the material shall be Douglas Fir Coast Region Dense Structural with the following allowable stresses; bending extreme fibers—2150 psi. Compression parallel to grain—1550 psi.—Compression perpendicular to grain—455 psi.—Horizontal Shear—145 psi. and Modulus of Elasticity—1,600,000.

3. All scarf joints shall be staggered in accordance with the manufacturers schedule.

The Committee further recommends that all invoices, bills of lading or bills of materials shall be marked or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 137-58-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 320-58-SM

APPLICANT—Barclite Corp. of America, owner—additional use of Barclite.

### APPEARANCES—

For Applicant: E. S. Swanson.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
320-58-SM—Amendment to resolution as to additional uses  
of Barclite and an additional series of Barclite.

Barclite Corp. of America, Bronx, New York, requested  
that the resolution adopted February 16, 1960 under Cal-  
endar Number 320-58-SM be reopened and amended so as  
to include an additional series of Barclite translucent panel.

USE: Plastic light diffuser.

DESCRIPTION: The Barclite material for use in plastic  
light diffusing ceiling is known as Barclite FR 500 and FR  
600. The plastic has an inhibitor which is made with Hetron  
resin.

The same material that was previously approved and the  
requested material is now manufactured with a reinforcing  
expanded metal insert. This insert is added both for esthe-  
tics and rigidity.

INSPECTION AND TEST: Samples of the material  
known as Barclite FR were tested in accordance with the  
requirements of Section C26-461.1 Administrative Build-  
ing Code and successfully met the requirements.

RECOMMENDATION: The Committee on Test recom-  
mends that the resolution adopted February 16, 1960 under  
Calendar Number 320-58-SM be reopened and amended so as  
to include the material known as Barclite FR 500 and FR  
600 and expanded for use as a plastic light diffuser, on con-  
dition that the plastic be suspended in an approved sus-  
pension system. The Committee further recommends that  
when the material Barclite FR is used as a light diffusing  
ceiling in sprinklered locations, the sprinkler heads shall be  
below the plastic light diffusing ceiling.

The Committee further recommends that the material  
Barclite may be used as awnings except in locations pro-  
hibited under Section C26-219.0 Administrative Building  
Code, on condition that all other requirements of the reso-  
lution adopted February 16, 1960 under Calendar Number  
320-58-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does  
hereby *amend* the above cited resolution in accordance with  
the above report.

## 725-58-SM

APPLICANT—Econolite Corp., owner, additional size  
block.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolu-  
tion amended in accordance with the report and recom-  
mendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
725-58-SM—Amendment to resolution as to additional size  
Econolite Block.

Econolite Corp., requested that the resolution adopted  
September 22, 1959 and amended through March 1, 1960  
under Calendar Number 725-58-SM be reopened and amended  
so as to include an additional size block.

USE: The block is to be used in a four hour non-load  
bearing wall and in panel, apron and spandrel wall construc-  
tion.

DESCRIPTION: The block is manufactured in the same  
manner and of the same mix as the previously approved  
units. The only difference being in the thickness of the block,  
it being a 4" solid unit.

INSPECTION AND TEST: No fire or hose stream test  
were conducted on this block as the approval granted March  
1, 1960 under Calendar Number 725-58-SM was for a 3"  
block which withstood a four hour fire and hose stream test.

RECOMMENDED: The Committee on Test recommends  
that the resolution adopted September 22, 1959 and amended  
through March 1, 1960 under Calendar Number 725-58-SM  
be reopened and amended so as to include the 4" solid block  
for use in New York City in the construction of four hour  
fire resistive non-load bearing walls and partitions and for  
use in panel, apron and spandrel wall construction, on condi-  
tion that the requirements of the resolution adopted Septem-  
ber 22, 1959 and amended through March 1, 1960 under  
Calendar Number 725-58-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does  
hereby *amend* the above cited resolution in accordance with  
the above report.

## 4-59-SA

APPLICANT—Scientific Equipment Manufacturing Cor-  
poration, owner.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance  
with the report and recommendation of Committee on  
Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
4-59-SA—Scientific Equipment Manufacturing Co., filed for  
approval of the Scientific Sterilizers, Models 1220, 1624, 1636,  
2036, 2048 and 2060, under the provisions of the Submerged  
Inlet Rules of the Board.

USE: The appliance is to be used for sterilizing of surgical  
instruments.

DESCRIPTION: The sterilizers are of the pressure vac-  
uum type steam jacketed for operation at 0-20 pounds  
pressure. The tubes which form chamber and steam chamber  
are of welded monel metal or welded stainless steel. The  
door and hinges are of nickel silver casting and the rim is  
either monel or stainless steel.

The walls of the steam jacket are covered with asbestos  
and having a finishing jacket of stainless steel.

The thickness of the chamber shell ranges from .072"  
for the smallest size sterilizer to .134" for the largest size  
and for the jacket shell, the thickness range from .049" to  
.070".

The air and condensate are automatically discharged from  
the chamber to vented waste. The steam exhaust connection  
is drained through an air break to waste.

The steam heated sterilizer has an automatic pressure  
control valve, adjustable from 0 to 20 pounds which will  
admit steam direct from supply to jacket of sterilizer.

Other equipment consists of vacuum pressure chamber  
gauge, pressure jacket gauge, safety valve, jacket vacuum  
release control valves.

When the sterilizer is electrically heated, the sterilizer is



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equipped with a stainless steel horizontal generator fitted with electric heater controlled by a dialed switch. A pilot light glows when switch is on. When the switch is turned on, the heater operates until the desired pressure is reached and then the pressure is automatically maintained. The heaters are protected by a low-water cut-off which cuts off all current in the event that the water reaches a low level.

If the sterilizer is gas heated, the sterilizer has a generator of stainless steel with double wall combustion hood. The generator has a low water cut-off, water filling valve, gas valve and burner with venture gas mixer, and automatic pressure valve.

**INSPECTION AND TEST:** Details of construction were examined by Asst. Engr. J. A. Darts and it was noted that the water supply line was protected by an approved vacuum breaker and check valve and the waste line was protected by an air gap of at least 1 inch. The sterilizers are built in accordance with ASME code for unfired pressure vessels.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Scientific Sterilizers, Models 1220, 1624, 1636, 2036, 2048 and 2060, for voluntary use in New York City on condition that the water supply line to the sterilizers shall be protected with an approved vacuum breaker and check valve, installed in accordance to the requirements of the Submerged Inlet Rules of the Board, that the waste line shall be so constructed that there shall be a minimum air gap of 1 inch between the condensation funnel and the water waste line and exhaust line, that all electrical work shall comply with the requirements of the Department of Water Supply, Gas & Electricity and further that the appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 4-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 591-59-SA

**APPLICANT**—Iron Fireman Manufacturing Company, owner.

**APPEARANCES**—

For Applicant: Henry S. Proctor.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

591-59-SA—Iron Fireman Manufacturing Co., Cleveland, Ohio, filed for approval of the Iron Fireman Oil Fired Warm Air Furnace, Models FIL 85, FIL 110, FIL 135 and FIL 160 for use in New York City under the provisions of the Oil Burner Rules of the Board.

**USE:** Oil fired warm air furnaces for domestic and commercial use.

**DESCRIPTION:** The FIL furnaces are floor type units made up of a high pressure gun type burner designed for No. 2 fuel oil, an induced draft fan whose drive motor also drives the fuel pump, a solenoid oil valve, air circulating fan and motor, air filters, combination fan and temperature limit control, thermostat and safety stack switch all assembled within an insulated sheet steel enclosure.

The output capacity at the bonnet and the firing rate of the different models is:

|         |                      |          |
|---------|----------------------|----------|
| FIL 85  | 85,000 Btu per hour  | .75 GPH  |
| FIL 110 | 110,000 Btu per hour | 1.00 GPH |
| FIL 135 | 135,000 Btu per hour | 1.20 GPH |
| FIL 160 | 160,000 Btu per hour | 1.42 GPH |

**INSPECTION AND TEST:** All details were examined by Ass't. Engr. G. F. Sklenarik. These furnaces were tested and approved by Underwriters' Laboratories, File MP 1842.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Iron Fireman Oil Fired Warm Air Furnace, Models FIL 85, FIL 110, FIL 135 and FIL 160, for use in New York City under the provisions of the Oil Burner Rules of the Board provided that each furnace shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 591-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 728-59-SM

**APPLICANT**—Spotnails, Inc., owner—heavy duty staples.

**APPEARANCES**—

For Applicant: W. D. Jackson.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

728-59-SM—Spotnails Inc., Evanston Ill., filed for approval of the material known as Spotnails, Spotnailers, Spotpin and Spotpinners, Models, LHL, BHL, OW & R, under the provisions of Section C26-191.0 Administrative Building Code.

**USE:** To attach sheathing boards to studs.

**DESCRIPTION:** The Spotnails are galvanized staples made of 16 gauge wire and range in length from 1½ inches to 1½ inches and the crown ¾ inches to 1 inch.

The Spotnailer is an appliance used to drive the staples. The nailer is either pneumatic or mallet driven.

**INSPECTION AND TEST:** The applicant has submitted reports of tests conducted by various laboratories including Smith-Emery Co., R. W. Hunt, Douglas Fir Plywood Association and others. The tests conducted were comparative tests as to the holding power of staples versus nails. The tests were conducted on shingles, gypsum sheathing, fiber board sheathing, plywood sheathing and plywood subflooring.

The racking test conducted in accordance to ASTM procedure showed that failure of the test panel occurred at 6,100 lbs; meeting the Board's requirement of 6,000 lbs thrust.

The reports are on file with and are part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as Spotnail for voluntary use in New York City under the provisions of Section C26-191.0 Administrative Building Code to be used in lieu of nails as a means of nailing under the following conditions: When used in conjunction with plywood or fiber board sheathing and in plywood subflooring the spacing of the staples shall be as follows: around entire perimeter of sheet—3 inches on center and spacing on intermediate studs or joists 6 inches on centers and further that all containers in which the material is marketed shall be stamped "Approved by the Board of Standards and Appeals for use



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in New York City under Calendar Number 728-59-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 873-59-SA

APPLICANT—New York Plumbers Specialties' Company, Incorporated, for Ruud Manufacturing Company, owner; New York Plumbers Specialties' Company, Incorporated, agent.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 873-59-SA—Ruud Manufacturing Co., Kalamazoo, Michigan, filed for approval of the Ruud Domestic Gas Fired Water Heaters, Models CS24-25, CS30-30, CST40-40, CST60-60, CST80-80, EP25-23, EP30-25S, EP30-25T, EP40-30S, EP40-30T, EP50-35, AL30-30, AL36-30A, AL40-35, AL48-35A, AL54-42, AL60-42, AL80-80, EL30-30, EL35-35, EL40-35A, EL45-42, EL50-42, and EL65-50 for use in New York City under the provisions of Article 12, Administrative Building Code.

USE: Domestic type hot water heaters.

DESCRIPTION: The various model water heaters are all floor type vertical tank package units made up with a cast iron burner with safety pilot, storage tank and heavy duty insulation surrounding the tank combustion chamber and the top of the heater. The outer jacket is of cold rolled steel finished in a hard baked enamel.

The CS and CST models have storage tanks made of coppernickel alloy and are tested to 355 psi for a maximum working pressure of 150 psi.

The AL models have tanks of aluminum alloy and are tested to 300 psi for a maximum working pressure of 127½ psi.

The EP and EL models have steel tanks with inner lining of porcelain enamel and are equipped with magnesium anode for corrosion control. They are tested to 300 psi for a maximum working pressure of 127½ psi.

In all model heaters water is stored in the tank at the temperature selected but not over 180°F. As hot water is drawn from the top of the tank cold water enters through a dip tube inlet. The cold water flows towards the bottom where a thermostat is located. When the temperature falls to a preset level, the thermostat opens the main gas supply and the main burner goes on, ignited by the pilot. When selected temperature is reached, the thermostat shuts off the gas supply.

The capacities of the various water heaters are as follows:

| Model     | Tank Size<br>gallons | Recovery, GPH<br>100°F Rise | Btu Input<br>per hour |
|-----------|----------------------|-----------------------------|-----------------------|
| CS 24-25  | 20                   | 25                          | 30,000                |
| CS 30-30  | 25                   | 30                          | 35,750                |
| CST 40-40 | 35                   | 40                          | 47,500                |
| CST 60-60 | 50                   | 60                          | 71,500                |
| CST 80-80 | 67                   | 80                          | 95,200                |
| EP 25-23  | 25                   | 23                          | 27,500                |
| EP 30-25S | 30                   | 25                          | 30,000                |

|           |    |    |        |
|-----------|----|----|--------|
| EP 30-25T | 30 | 25 | 30,000 |
| EP 40-30S | 40 | 30 | 35,750 |
| EP 40-30T | 40 | 30 | 35,750 |
| EP 50-35  | 50 | 35 | 41,500 |
| AL 30-30  | 25 | 30 | 35,750 |
| AL 36-30A | 30 | 30 | 35,750 |
| AL 40-35  | 35 | 35 | 41,500 |
| AL 48-35A | 40 | 35 | 41,500 |
| AL 54-42  | 45 | 35 | 50,000 |
| AL 60-42  | 50 | 42 | 50,000 |
| AL 80-80  | 67 | 50 | 60,000 |
| EL 30-30  | 30 | 30 | 35,750 |
| EL 35-35  | 35 | 35 | 41,500 |
| EL 40-35A | 40 | 35 | 41,500 |
| EL 45-42  | 45 | 42 | 50,000 |
| EL 50-42  | 50 | 42 | 50,000 |
| EL 65-50  | 65 | 50 | 60,000 |

All water heaters are to be connected to a flue or chimney in accordance with Article 12, Administrative Building Code.

INSPECTION AND TEST: All data was examined by Ass't. Engr. G. F. Sklenarik.

These water heaters have been tested and approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends the approval of the Ruud Domestic Gas Fired Water Heaters, Models CS24-25, CS30-30, CST40-40, CST60-60, CST80-80, EP25-23, EP30-25S, EP30-25T, EP40-30S, EP40-30T, EP50-35, AL30-30, AL36-30A, AL40-35, AL48-35A, AL54-42, AL60-42, AL80-80, EL30-30, EL35-35, EL40-35A, EL45-42, EL50-42, and EL65-50 for use in New York City under the provisions of Article 12, Administrative Building Code, provided that each water heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 873-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 44-60-SA

APPLICANT—G. A. Carlson for Hofman Laboratories, Incorporated, owner.

### APPEARANCES—

For Applicant: Gordon A. Carlson.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee of Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 44-60-SA—Hofman Laboratories, Inc., Hillside, New Jersey, filed for approval of their Liquid Oxygen, Nitrogen or Argon Customer Converters, Models VV 36-300-250, VV 48-600-250, VV 60-1000-250 and VV 60-1200-250 under the provisions of Article 17, Chapter 19, Administrative Code. USE: To store liquefied oxygen, nitrogen or argon and to supply such gases under pressure to a piping system.

DESCRIPTION: These liquid gas containers are of double wall construction with the intervening space insulated against heat transmission by means of a vacuum and an incombustible powder insulation.

The inner storage tank is of stainless steel or other special metal suitable for use as pressure vessels with temperatures ranging down to 320°F and designed in accordance with the ASME Code for unfired pressure vessels. Each vessel is



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inspected by a representative of the National Board of Boiler and Pressure Vessel Inspectors and is so marked.

The steel outer vessel is also designed in accordance with ASME code requirements but is not stamped as it is only used to retain a vacuum and the insulation. It is provided with a pressure relief device set to open at 5 psig.

With each storage tank is a vaporized unit which is separately mounted with connections to the storage tank. The vaporized unit consists of two separate banks of extended surface tubing connected to a common inlet header and a common outlet header. The liquid gas flow is shifted alternately from one side to the other by solenoid valves in the liquid inlets to each bank. Once the unit is set up with liquid tank and vaporizer operation is entirely automatic with no outside heat source required.

The inner vessel is protected against over-pressure by both a relief valve and bursting disc made with a protected head. These are set to function at a pressure lower than the design pressure. Relief valves are also provided on the gas piping. A tank liquid level gauge and vacuum gauge are provided as well as pressure gauges, pressure regulators and control valves.

These storage vessels are to be installed outdoors and are to be filled from approved tank trucks.

|                       | Model<br>VV36-300-250 | Model<br>VV48-600-250 |
|-----------------------|-----------------------|-----------------------|
| Capacity in gallons   | 300                   | 600                   |
| Length                | 68"                   | 85"                   |
| Width                 | 54 $\frac{3}{4}$ "    | 67"                   |
| Height                | 124 $\frac{1}{2}$ "   | 137"                  |
| Design pressure       | 265 psig              | 265 psig              |
| Test pressure         | 398 psig              | 398 psig              |
| Safety valve pressure | 250 psig              | 250 psig              |
| Material thickness    |                       |                       |
| Heads                 | $\frac{3}{8}$ "       | 17 $\frac{32}{32}$ "  |
| Shell                 | $\frac{5}{16}$ "      | $\frac{7}{16}$ "      |

|                       | Model<br>VV60-1000-250 | Model<br>VV60-1200-250 |
|-----------------------|------------------------|------------------------|
| Capacity in gallons   | 1000                   | 1200                   |
| Length                | 98"                    | 100"                   |
| Width                 | 78 $\frac{3}{4}$ "     | 78 $\frac{3}{4}$ "     |
| Height                | 146"                   | 162"                   |
| Design pressure       | 265 psig               | 265 psig               |
| Test pressure         | 398 psig               | 398 psig               |
| Safety valve pressure | 250 psig               | 250 psig               |
| Material thickness    |                        |                        |
| Heads                 | $\frac{3}{4}$ "        | $\frac{3}{4}$ "        |
| Shell                 | $\frac{9}{16}$ "       | $\frac{9}{16}$ "       |

INSPECTION AND TEST: All data was examined by Ass't. Eng'r. G. F. Sklenarik.

RECOMMENDATION: The Committee on Test recommends the approval of the Hofman Laboratories Liquid Oxygen, Nitrogen or Argon Customer Converters, Models VV 36-300-250, VV 48-600-250, VV 60-1000-250 and VV 60-1200-250, for use in New York City under the provisions of Article 17, Chapter 19, Administrative Code, on condition that such converters in all cases will be installed outdoors where permitted by law and that in the case of liquid oxygen storage, a clearance of at least 25 feet in all directions from sides and top of the converter shall be maintained and no smoking, open flames or storage of combustible materials permitted in the storage area; except that in any case of liquid nitrogen or argon storage and in cases of liquid oxygen storage on industrial sites, the minimum clearance between converter and

adjacent structures may be 5 feet if the walls are fire resistive in construction and with no openings in the walls within 25 feet of the converter unless such openings lead to rooms used exclusively for the storage of oxygen, nitrogen or argon and/or the charging of cylinders or suitable containers with oxygen, nitrogen or argon in which case the distance from converter to wall opening may be reduced to 10 feet; that all piping from the converter and within the building will be as required by the Fire Department; that each installation will be serviced and periodically inspected by specially trained personnel holding certificates of fitness issued by the Fire Department; that all electrical work will be done in accordance with the Electrical Code of the City of New York; and further that each converter installation will bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 44-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 53-60-SA

APPLICANT—Consolidated Industries Corporation, owner.  
APPEARANCES—

For Applicant: David Hirsch.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
53-60-SA—Consolidated Industries Corp., Lafayette, Ind., filed for approval of the Consolidated Gas Fired Heaters, Models HGF600, HGF800, HGF1000A, HGF1200, HGF1400, HGF601, HGF801, HGF1001A, HGF1201, HGF1401, VGF800, VGF1050, VGF1200, VGF1450, VGF1600, CGF800, CGF1050, CGF1200, CGF1450, CGF1600, LGF800, LGF1050, LGF1200, LGF1450, LGF1600 and LGF1950 also to be marketed under additional trade names for use in New York City under the provisions of Article 12, Administrative Building Code.

USE: Warm air furnaces for domestic and commercial use.

DESCRIPTION: The Consolidated Gas Fired Heaters are package type furnaces made up of cast iron atmospheric burners with drilled or slotted ports, heavy gauge steel heat exchanger, built in draft diverter, air circulating fan, filters, safety pilot, automatic gas valve and fan and temperature limit control, all factory assembled into a die formed sheet steel cabinet finished in a baked enamel.

The HGF series are horizontal type warm air furnaces designed for suspended, attic or crawl space installation. The numeral in the model designation indicates in hundreds the Btu input per hour. The number "one" in the model designation indicates that the unit is designed to operate against a higher external static pressure.

The VGF series are "Hi-Boy" floor type furnaces designed for upward flow of heated air and the CGF series are similar but are designed for downward or counterflow of heated air. The LGF series are "Lo-Boy" floor type furnaces similar to the VGF series but lower in height.

In the VGF, CGF and LGF Series the numeral in the model designation indicates in hundreds the Btu input per hour.



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**INSPECTION AND TEST:** All data was examined by Ass't. Engr. G. F. Sklenarik.

All furnaces listed have been tested and approved by the American Gas Association.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Consolidated Gas Fired Heaters, Models HGF600, HGF800, HGF1000A, HGF1200, HGF1400, HGF601, HGF801, HGF1001A, HGF1201, HGF1401, VGF800, VGF1050, VGF1200, VGF1450, VGF1600, CGF800, CGF1050, CGF1200, CGF1450, CGF1600, LGF800, LGF1050, LGF1200, LGF1450, LGF1600 and LGF1950, for use in New York City under the provisions of Article 12, Administrative Building Code in premises other than garages and places of explosive atmospheres when installed with clearances from adjacent combustible construction not less than those approved by the American Gas Association as indicated on the manufacturer's label but also sufficient to allow for proper servicing of each installation and further that such heaters may also be marketed under the following trade names: The HGF Series as Burnham, Chrysler Airtemp, Delco Heat, Cleveland Dornback, Electric Furnace-Man Inc., Heil, International of Utica, Majestic, Master Engineering (Redi-Hot and General Automatic) Niagara, Oneida Royal, Peerless, Gordon, Homart, Stewart-Warner, Thatcher, Trane, Welbilt, Williamson (Special, Super, DeLuxe), York and York Heat; The CGF Series as Electric Furnace-Man Inc., Majestic, Oneida Royal, Temco, Thatcher, Welbilt; The VGF Series as Electric Furnace-Man Inc., Majestic, Temco, Welbilt; The LGF Series as Electric Furnace-Man Inc., Tecmo and Welbilt, all with such additional model designations as are on file with the record, provided that each gas fired heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 53-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 67-60-SA

**APPLICANT**—Waage Electric, Incorporated, owner.  
**APPEARANCES**—

For Applicant: Clark A. Waage.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

67-60-SA—Waage Electric Inc., Kenilworth, New Jersey, filed for approval of the Waage Electric Oil Circulation Heaters, Models 1PO5, 8PO22, 1PO8 and 8PO30 equipped with Waage Oil Immersion Heaters, Type 63BO24 or 63BO72 under the provisions of the Oil Burner Rules of the Board.

USE: Electric preheater for heavy fuel oil.

**DESCRIPTION:** The Waage Electric Oil Circulation Heater consists of a steel cylindrical shell made in lengths of 18 to 56 inches into which is installed a Type 63BO steel sheathed immersion heater consisting of six steel sheathed heating rods, in which coiled nickel-chrome alloy heating elements are centered by hard refractories and then packed with insulating cement of high thermal conductivity. These rods are welded into a three inch pipe fitting. Electrical connections are made in a drawn steel terminal housing.

The heater shell is provided with threaded pipe connections for oil inlet and outlet and the outlet temperature of the oil is controlled from 60°F to 250°F by means of a thermostat installed on the heater.

The heater shell is tested to 300 psi hydrostatic test and the unit is insulated with fibreglas and covered with a sheet steel jacket.

The Models 1PO5 and 8PO22 heaters are designed for 12 watts per sq. inch density and have a 5.5 K.W. and 22 K.W. rating respectively.

The Models, 1PO8 and 8PO30 heaters are designed for 16 watts per sq. inch density and have an 8 K.W. and 30 K.W. rating respectively.

**INSPECTION AND TEST:** All data was examined by Ass't. Engr. G. F. Sklenarik. The electrical components are approved by the Underwriters' Laboratories.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Waage Electric Oil Circulation Heaters, Models 1PO5, 8PO22, 1PO8 and 8PO30 equipped with Waage Oil Immersion Heaters, Type 63BO24 or 63BO72, for use in New York City when installed in accordance with the requirements of the Oil Burner Rules of the Board and the Electrical Code of the City of New York and provided that each preheater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 67-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 344-60-SM

**APPLICANT**—Keystone Portland Cement Company, owner.  
**APPEARANCES**—

For Applicant: John F. Hall.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.  
**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 344-60-SM—Keystone Portland Cement Co., Bath, Pa., filed for approval of the material known as Keystone Mortar Cement and Keystone Dark Mortar Cement under the provisions of Section C26-314.0 Administrative Building Code. USE: A mortar cement.

**DESCRIPTION:** The cement mortar is produced by grinding a proportioned mixture of portland cement clinker and limestone to which is added plasticizing agents, less than 0.6%, to improve plasticity. To manufacture the Dark Mortar, 4 grams per barrel of carbon black is added for color control.

The cement clinker and limestone are weighed separately on individual scales which are automatically controlled so that they dump together into the hopper end of a Bradley Mill. After preliminary grinding in the Bradley Mill, the material is placed in storage tanks from where it is fed into a tube mill for final grinding. After leaving the tube mill, the mortar cement is then pumped into storage bins.

**INSPECTION AND TEST:** Samples of the material were tested by the Haller Testing Laboratories, Inc., and the average tensile strength at the end of three days was 168 p.s.i. and at the end of seven days was 200 p.s.i. The complete report is on file with and is part of the record.



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**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as Keystone Mortar Cement and Keystone Dark Mortar Cement for use in New York City under the provisions of Section C26-314.0 Administrative Building Code, on condition that each bag in which the material is marketed shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 344-60-SM".

(Sgd.) **WILLIAM A. NOLAN,**  
Director,  
**JOHN A. DARTS,**  
Asst. Engr.,  
**GEORGE F. SKLENARIK,**  
Asst. Engr.,  
**Committee on Test.**

*Resolved,* that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 388-60-SM

**APPLICANT**—United States Gypsum Company, owner—fireproofing plaster for floors, beams and columns.

### APPEARANCES—

For Applicant: Richard E. Skogsberg.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

**WHEREAS,** the report of a Committee on Test reads: 388-60-SM—W. W. Bainbridge, for the United States Gypsum Company, Chicago, Illinois, filed an application for approval of their Red Top Firecode, fire proofing plaster Type D for fireproofing of steel floors, columns, and beams by hand or direct spray application and for other fireproofing by hand or spray application for use in all classes of construction in accordance with the fire resistive rating required.

**USE:** For fireproofing of steel floors, beams, and columns, and other structural members.

**DESCRIPTION:** No primer or adhesive or bonding agent is required.

Red Top Firecode plaster is a mill-mixed gypsum base plaster containing insulating fire resistive aggregate and asbestos fibers specifically designed to provide fire proofing and fire protection to structural steel floors, beams, columns, and other structural members. It is a lightweight setting type of material, requiring only the addition of water, does not shrink on drying, and has excellent adhesive and cohesive bonding characteristics.

It may be applied by spray application or by hand. It will readily adhere to clean metal surfaces without primer or adhesive. Its formulation is such that it may be applied direct to suitable plaster bases such as metal lath or concrete.

It has been tested by the Underwriters' Laboratory and bears their U. L. label and is under Underwriters' Laboratory Re-examination service.

Its fire hazard classification is:

|                  |    |
|------------------|----|
| Flame Spread     | 20 |
| Fuel Contributed | 15 |
| Smoke Developed  | 0  |

It is light weight. Its average applied dry density is 27 lbs. per cubic foot.

It has high acoustical value behind eggcrate or luminous ceilings or perforated surfaces, its NRC being .45. It can be spray painted with Texolite Standard paints.

**INSPECTION AND TEST:** A cellular steel floor with supporting beam was tested at the Underwriters' Laboratory and is recorded in Report Retardant 4142-1, tested in accordance with ASTM Designation E-119.

The test assembly consisted of the cellular steel floor with 2½" of concrete above the top of the cells. The underside was fire protected by ½" of USG Firecode Plaster Type D applied by spray direct to the base steel without any primer or adhesive. The plaster was applied in one application without any hand tool touching-up, and followed the contour of the floor.

The supporting beam was lathed with 3.4 pounds per square yard self-furring metal lath secured to loops of #9 USG gauge metal wire fastened around the beam 18" on centers. To this cage was applied USG Fire Rated Structolite Mill-Mixed Plaster Type S. USG Fire Rated Structolite previously approved under Calendar Number 860-56-SM is gypsum plaster with Perlite aggregate. It was applied to an average thickness of 1" measured from the face of the lath.

The applied load stressed the floor to 18,000 psi and the beam to 20,000 psi.

The steel floor failed at 2 hours and 27 minutes by reaching the allowable average temperature.

The beam reached 1,000 degree average temperature at 2 hours and 35 minutes and continued to carry the designed load until the fire was extinguished at 3 hours and 5 minutes.

The assembly was subjected to the hose stream test. After cooling it was subjected to a double loading.

The floor is rated by the Underwriters Design No. 10—2-hour (Beam 3-hour).

Another test was conducted at the Underwriters' Laboratory in accordance with ASTM Designation E-119 and is recorded in Report Retardant 4142-2.

The test assembly consisted of a blended steel floor comprising cellular floor panels and fluted steel panels, two steel beams and electrical header ducts and junction boxes.

Two and a half inches of concrete was placed above the top of the steel floor.

The blended steel floor was protected by ¾ inch of USG Firecode Plaster Type D spray applied without primer or adhesive, and followed the contour of the floor.

Under the Electric Header ducts the thickness of USG Firecode Plaster was 1¼" following the contour of the floor.

No hand tools were used.

One supporting beam was spray coated with USG Firecode Plaster direct to the steel and to a thickness of 2½".

The other beam was lathed with 3.4 pounds per square yard ¾" rib lath wire tied to loops of #9 W & M steel wire spaced 24" along the beam. The USC Firecode Plaster Type D was applied by spray to the lath to a thickness of 1½" on each face of the beam and 1½" on the soffit, all from the face of the lath.

The applied load stressed the floor to 18,000 psi and the beams to 7,800 psi and 3,640 psi.

The steel floor with its electric header ducts failed at 2 hours and 25 minutes by maximum allowable rise of temperature at one point.

At 4 hours the two beams were supporting their loads. The maximum average temperature was 885 degrees F. and 882 degrees F. and the maximum individual temperature was 985 degrees F. and 970 degrees F.

The floor is rated by the Underwriters 2 hours and the beams are rated 4 hours.

Another test was conducted at the Underwriters' Laboratory in accordance with ASTM Designation E-119 and is recorded in Report Retardant 4142-3.

The test assembly consisted of a cellular steel floor with electrical header ducts and junction boxes and one steel beam.

Two and a half inches of concrete was placed above the steel floor.

The steel floor was protected by Firecode Fireproofing Plaster Type D machine applied without primer or adhesive, following the contour of the floor. It was ⅝" thick at the bottom of the cells and ¾" thick in the valleys between the cells. Beneath the electrical header ducts only, the Firecode plaster was 1" thick.

No hand tools were used.



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The beam was spray coated with USG Firecode Plaster Type D applied directly to the steel without primer or adhesive, to a total thickness of  $1\frac{3}{4}$ " over all steel surfaces.

The applied load stressed the floor to 18,000 psi in the long span and 16,750 psi in the shorter span. The steel beam was stressed to 21,600 psi. The short floor span was not loaded further to avoid additional excessive overload on the beam.

The steel floor with its electric header ducts and junction boxes at 3 hours was 55 degrees below the allowable maximum temperature and 22 degrees below the allowable average. The beam fully loaded sustained the load for 4 hours and 5 minutes without failure at which time the furnace was shut off. The maximum temperature on the beam at 3 hours was 1,080° and the average well below 1,000°.

The floor is rated by the Underwriters 3-hour. (Beam 4-hour).

USG Firecode Plaster was tested for fire hazard classification and met the requirements of National Fire Prevention Association pamphlet No. 220.

**RECOMMENDATION:** On the basis of the data submitted and tests conducted, the Committee on Test recommends that a cellular steel floor with  $2\frac{1}{2}$ " of concrete topping and protected on the underside with  $\frac{1}{2}$ " of USG Firecode Plaster Type D applied without preliminary primer or adhesive, the plaster following the contour of the cells, be approved as a 2-hour incombustible fire rated floor or ceiling.

The Committee on Test recommends that a blended steel floor, consisting of approved panels of cellular and fluted sections, with electrical header ducts and junction boxes, topped with  $2\frac{1}{2}$ " of concrete above the steel of the floor panels, and protected on the under side with  $\frac{3}{4}$ " of USG Firecode Plaster, and with  $1\frac{1}{4}$ " of Firecode Plaster Type D under the electric header boxes only, all following the contour of the floor, be approved as a 2-hour incombustible fire rated floor or ceiling.

The Committee on Test recommends that a cellular steel floor with electrical header ducts and junction boxes and a topping of  $2\frac{1}{2}$ " of concrete, protected on the underside with  $\frac{5}{8}$ " of USG Firecode Fire proofing Plaster Type D on the bottom of the cells,  $\frac{3}{4}$ " of Firecode in the valleys between cells, and with 1" of Firecode under the electrical header ducts and junction boxes, be approved as a 3 hour incombustible fire rated floor or ceiling.

The Committee on Test further recommends that a beam lathed with 3.4 self-furring metal lath wire tied to loops of #9 wire spaced 18" on centers along the beam and the lath plastered with 1" of USG Fire Rated Structolite Plaster Type S, previously approved under Calendar 860-56-SM, be approved as a 3 hour incombustible fire resistive construction.

The Committee on Test also recommends that a beam lathed with 3.4 pound  $\frac{3}{8}$ " rib lath wire tied to loops of #9 wire spaced 24" on center along the beam and then coated with  $1\frac{1}{16}$ " of USG Firecode Plaster Type D on the sides and  $1\frac{5}{8}$ " on the soffit be approved as a 4 hour incombustible fire resistive construction.

The Committee on Test also recommends that a beam coated to a thickness of  $2\frac{1}{8}$ " on all exposed surfaces with USG Firecode Plaster Type D directly applied to the steel without primer or adhesive be approved as a 4 hour incombustible fire resistive construction.

The Committee on Test also recommends that a beam coated to a thickness of  $1\frac{3}{4}$ " on all exposed surfaces with USG Firecode Plaster Type D directly applied to the steel without primer or adhesive be approved as a 3 hour incombustible fire resistive construction.

The Committee on Test also recommends the approval of USG Firecode Plaster Type D and USG Fire Rated Structolite Type S for use in fireproofing when applied in accordance with the tests and for the fire resistive ratings tested, under provisions of Section C26-575.0, providing each bag of plaster shall be marked, labeled, stampd or tagged

"Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 388-60-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Eng.,

GEORGE F. SKLENARIK,  
Asst. Eng.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 810-56-SA

**APPLICANT**—Waage Electric, Inc., owner—electric oil immersion heater.

**APPEARANCES**—

For Applicant: Clark A. Waage.

**ACTION OF BOARD**—Withdrawn.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 780-52-SM

**APPLICANT**—Rohm & Hass Company, owner—Plexiglas 5009.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Dismissed.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## 466-59-A

**APPLICANT**—John J. Tricarico for Andrew A. Pilato, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re extension of business use, frame building; previously granted on condition.

**PREMISES AFFECTED**—258 Wyckoff Avenue, south side, 25 feet west of Linden Street, Block 3328, Lot 35, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: John J. Tricarico.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert  
and Commissioner Becker ..... 3  
Negative: Commissioner Fox ..... 1  
Absent: Commissioner Sleeper ..... 1

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board on December 1, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant states that the entire first floor will be occupied by the owner, as a real estate and law office; that the entire first floor is of fire retarded construction; that all existing frame exterior walls are brick filled; that all interior partitions and ceilings are fire retarded with perforated rock lath and cement plaster; and that the building is provided with regulation fire escape in compliance with Section 53 of the Multiple Dwelling Law.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 1, 1959, so that as *amended* the resolution shall read:

*"Resolved*, that the decision of the Borough Superintendent dated July 6, 1959, acting on Alt App 2892-58,



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Objection No. One, be and it hereby is *modified* and that the appeal be and it hereby is granted *on condition* that the work be done in accordance with drawings filed with this application dated July 14, 1959, two sheets, and October 20, 1959, two sheets; that all laws, rules and regulations applicable shall be complied with; and that a Certificate of Occupancy shall be obtained." (Amdt. to Alt 2892-58.)

## 732-59-A

APPLICANT—Casale and Nowell substituted for Archie Protopapas; Ruth Goodney, owner.

SUBJECT—Application November 9, 1959—Appeal filed pursuant to Section 310 of the Multiple Dwelling Law, for variation of Section 177, re—use of cellar for living purposes.

PREMISES AFFECTED—18 East 68th Street, south side, 95 feet west of Madison Avenue, Block 1382, Lot 60, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alvin F. Gunther.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 9, 1959 on Alt. Applic. 1458-59, reads:

"A1. Use of cellar for living purposes contrary to Sect. 177 M.D.L."

and  
WHEREAS, the applicant states that the building is 36 feet by 100.5 feet irregular in area, 5 stories and penthouse, 84 feet high, of class 1 construction, located in residence and restricted retail use, B area, class 1½ height district, built in 1904, now used and occupied since 1943, substantially in accordance with Certificate of Occupancy #46586 issued November 21, 1956 against Alt. Applic. 1949-48; that the proposed use and occupancy will be the same except for one-third apartment and offices in the cellar; and

WHEREAS, the applicant states that it is proposed to use the rear portion of the cellar for a portion of a triplex apartment, the rest of the apartment is situated on the 1st story and the mezzanine between the 1st and 2nd stories; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted on the basis of revised drawing which indicates tenants' storage in the basement in place of a doctor's office.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 1458-59, Objection No. A1, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted, on condition* that the work shall conform with revised drawing filed with this appeal dated June 30, 1960, 1 sheet; and that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy shall be obtained.

## 218-60-A

APPLICANT—Herman E. Horwood for Ralph Ortiz, owner.

SUBJECT—Application March 23, 1960—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—649 Prospect Avenue, west side, 38 feet 8 inches south of East 152nd Street, Block 2674, Lot 67, Borough of The Bronx.

## APPEARANCES—

For Applicant: Herman E. Horwood.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 9, 1960 on Alt. Applic. 699-59, reads:

"1. Provide proper means of egress from second floor of a mixed occupancy structure as per Sect. 6.1.2.2.5."

and  
WHEREAS, the applicant states that the building is 18 feet 5 inches by 94 feet in area, 2 stories and basement, 30 feet high, of class 3 construction, located in business use, B area, class 1½ height district, now used and occupied since 1945: Cellar—boiler room; basement—funeral parlor, 50 persons; 1st floor—reception room and office, 20 persons; 2nd floor—caretaker's apartment—1 family; contrary to Certificate of Occupancy #2196 issued October 10, 1945, against Alt. Applic. 17-45, which gives use and occupancy as follows: cellar—on ground, storage; basement—ground and 75 lbs., funeral parlor, 50 persons; 1st floor—40 lbs., one family; 2nd floor—40 lbs., one family; and

WHEREAS, the applicant states that the basement and 1st floor are used together and there is a 4 foot wide iron stairway with marble treads, from 1st floor down to basement exit to street and the stairway from 2nd floor caretaker's apartment to 1st floor is 2 feet 10 inches wide and the basis of this objection is the fact that the caretaker will have to pass through the office and reception room area to use the stairway to the street; that as will be noted there is a large opening without doors at each end of the former stairway partition so there would never be any difficulty for the caretaker to reach the street; that the application is to permit the erection of a fire escape on the rear of the premises from 2nd story with egress across fire retarded extension roof and stairway to the yard at south by means of door in fence; that it is not structurally practical to erect the fire escapes on the front for the reason that the 1st and 2nd floor fronts are glass windows with no intermediate piers, any fire escape balcony would have to extend across the entire front on both stories as it could only be supported by brackets into the front of side walls and would also require the removal of the electric signs and would mar the appearance and business value of the premises; and

WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, dated March 9, 1960, acting on Alt. Applic. 699-59, be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that the work shall be done in accordance with drawings filed with this appeal dated, May 20, 1960, 6 sheets; that on the second floor there shall be a caretaker's apartment only; that all laws, rules and regulations applicable shall be complied with except as modified in this resolution; and that a Certificate of Occupancy shall be obtained.

## 998-57-A

APPLICANT—Otto J. and Warren A. Sambach for A. Ludwig and Co., Inc., owner.

SUBJECT—Application December 19, 1957—Appeal from a decision of the Borough Superintendent, re installation of Lacquer Machine not of approved type.

PREMISES AFFECTED—133-137 Middleton Street, north side, 85 feet east of Marcy Avenue, Block 2237, Lot 53, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Otto J. Sambach.

ACTION OF BOARD—Laid over to July 19, 1960 at 2 P. M. for inspection and decision.

## 773-59-A

APPLICANT—Philip P. Agusta, for Abraham Cohen, owner.



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SUBJECT—Application November 24, 1959—Appeal from a decision of the Borough Superintendent—re frame structure, live load, and egress.

PREMISES AFFECTED—43 Graham Avenue, west side, 71 feet north of Varet Street, Block 3113, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip P. Agusta.

ACTION OF BOARD—Laid over to July 19, 1960 at 2 P. M. for inspection and decision.

## 202-60-A

APPLICANT—Herzog and Schechter for Harold and Seymour Kaplan, owners.

SUBJECT—Application March 17, 1960—Appeal from a decision and an order of the Fire Commissioner re—elevators in readiness.

PREMISES AFFECTED—594-596 Broadway, east side, 103 feet 11 $\frac{7}{8}$  inches south of East Houston Street, and 128 Crosby Street, west side, 144 feet, 1 inch south of East Houston Street, Block 511, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Schechter.

ACTION OF BOARD—Laid over to July 12, 1960, at 2 P. M. at request of applicant.

## 225-60-A

APPLICANT—Louis Lieberman for James Nicolletti, owner; Anthony Rapisardi, lessee.

SUBJECT—Application March 25, 1960—Appeal from a decision of the Borough Superintendent—re frame building—motor vehicle repair shop.

PREMISES AFFECTED—177 9th Street, north side, 75 feet west of 3rd Avenue, Block 1002, Lot 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis Lieberman.

ACTION OF BOARD—Laid over to July 19, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 235-60-A

APPLICANT—A. H. Salkowitz for Jerome F. Kelly, owner.

SUBJECT—Application March 30, 1960—Appeal to review decisions of the Borough Superintendent re—revocation of Building Notice 1644-58 previously approved in error, re—erection of open porch.

PREMISES AFFECTED—125-15 Beach Channel Drive, south side, 49.02 feet East of Beach 126th Street, Ward 5, Block 672, Lot 3, Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and Peter Gray.

For Administration: Joseph V. Alberti, Dept. of Buildings.

ACTION OF BOARD—Laid over, date to be set; applicant to file Building Zone application.

## 245-60-A

APPLICANT—Julius S. Rapson for Joseph Parinello, owner; American Service Stations, lessee.

SUBJECT—Application April 1, 1960—Filed pursuant to Section 35 of the General City Law—re construction in bed of mapped street—proposed 98th Street.

PREMISES AFFECTED—97-09 Rockaway Boulevard, north side, 18 feet west of mapped 98th Street, Block 9169, Lot 47, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Laid over to July 12, 1960, at 2 P. M. for decision; applicant to submit revised drawings.

## 253-60-A

APPLICANT—Andrew Di Camillo for Nathan Yanovich, owner; Inwood Home Domestic Corporation, lessee.

SUBJECT—Application April 7, 1960—Appeal from a de-

cision of the Borough Superintendent re—Class 3 Construction, Commercial building—height, stairway—fire-proof construction and live load.

PREMISES AFFECTED—223 West 15th Street, north side, 267 feet 4 $\frac{1}{2}$  inches west of 7th Avenue, Block 765, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Andrew Di Camillo.

ACTION OF BOARD—Laid over to July 19, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 254-60-A

APPLICANT—Ultra Products, Incorporated, owner.

SUBJECT—Application April 6, 1960—Appeal from a decision of the Fire Commissioner re—Packaging, storage, transportation of inflammable mixture known as HB Watch cleaning solution in one (1) gallon glass containers, in New York City, capacity of glass containers not in accordance with Administration Code specifications.

APPEARANCES—

For Applicant: Herman Bernstein.

ACTION OF BOARD—Laid over, date to be set; applicant to submit samples of container and of package used for containers.

## 911-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jewel Plumbing and Heating Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 23, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, to continue the present uses of garage for more than five trucks, storage of plumbing supplies, plumbing and heating shop, cutting and piping threading and offices on first floor, boiler room in cellar with the addition of offices on a proposed second floor.

PREMISES AFFECTED—474 Hemlock Street, west side, 125 feet south of Liberty Avenue, Block 4198, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 23, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (Alt App 4125/58)

## 182-52-BZ—Vol. III

APPLICANT—Esso Standard, Division of Humble Oil & Refining Company, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution and approval of working drawings—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash-



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ing, office and sale, storage and parking and storage of motor vehicles.

**PREMISES AFFECTED**—18-10 Utopia Parkway, 169-01 to 169-07 19th Avenue, northwest corner, 169-02 to 169-04 18th Avenue and 18-01 to 18-19 169th Street, Block 5743, Lot 75, Whitestone, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph B. Lynch.

**ACTION OF BOARD**—Resolution amended and working drawings approved.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on December 1, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received June 24, 1960", 3 sheets, as to arrangement and design, as being in substantial compliance with the terms and conditions of the resolution adopted by the Board on December 1, 1959, except that the toilet rooms shall be rearranged so that the doors to these rooms are not contiguous. (N.B. 2068/58)

### 567-56-BZ

**APPLICANT**—Albert Melniker for Arthur Pynn, owner.  
**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7h, 7i and 7A of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, public lubricatorium and parking of more than 5 motor vehicles with a business entrance, curb cut within 75 feet of a residence use district.

**PREMISES AFFECTED**—540 Arthur Kill Road, 491 Colon Avenue, southeast corner and 490 Doane Avenue, Block 5451, Lot 77, Great Kills, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 24, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on October 6, 1959; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 24, 1957, as amended through October 6, 1959, by adding thereto:

"that the accessory building may be redesigned, rearranged and constructed substantially as shown on revised drawings dated 'June 28, 1960,' 2 sheets, that reference to Section 7h and Section 7i shall be omitted from the resolution; *on condition* that other than as herein *amended* the resolution above cited shall be complied within all respects." (NB App. 670/56)

### 756-57-BZ

**APPLICANT**—Paul Friedman for Sidney Esikoff, owner.  
**SUBJECT**—Application for consideration—reopening for extension of time to complete—re Application, decision of

the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting for a term of 15 years in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, office, sale and storage of auto accessories.

**PREMISES AFFECTED**—132-140 East 107th Street and 1710-1712 Lexington Avenue, southwest corner, Block 1634, Lot 158, Borough of Manhattan.

## APPEARANCES—

For Applicant: Arthur Levine.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker .... 4  
Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 22, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 23, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 22, 1958, as *amended* on June 23, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended resolution*; and that a certificate of occupancy shall be obtained." (NB. App. 109/57)

### 412-58-BZ

**APPLICANT**—Lama, Proskauer and Prober for Roberta Corp., owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a manufacturing and retail use district, the reconstruction of an existing gasoline service station, with office and sales and extending the uses to include lubricatorium, car wash, minor auto repairs, storage room and to use the open area for the parking and storage of motor vehicles; the proposed reconstruction to provide a new accessory building with additional tanks and pumps.

**PREMISES AFFECTED**—6002-6012 Foster Avenue, 502-518 East 80th Street, southwest corner and 1501-1507 Ralph Avenue, Block 7958, Lots 43 and 44, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti and Joseph B. Lynch.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 16, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1958, only insofar as it refers to the doors to the toilet rooms, so that as *amended* this portion of the resolution shall read:

"that the doors to the toilet rooms may be arranged as shown on drawings marked 'Received May 20, 1960,' one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (App. NB App. 928-58, dated May 19, 1960)



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## 63-59-BZ

APPLICANT—Goldwater & Flynn for Huntington Hartford doing business as Huntington Hartford Enterprises, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 2, 1960 re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district the change in use of the present building from factory and showroom to offices and model agency.

PREMISES AFFECTED—214 East 52nd Street, south side, 180 feet east of 3rd Avenue, Block 1325, Lot 45, Borough of Manhattan.

### APPEARANCES—

For Applicant: Richard M. Flynn.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 2, 1959 on certain conditions; and

WHEREAS, the resolution was amended on December 8, 1959; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 2, 1959, as amended on December 8, 1959 only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained.” (Alt. App. 1944-58)

## 85-59-BZ

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 16, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i and 7e of the Zoning Resolution, permitting in a local retail and residence use district, to erect and maintain a gasoline service station, car wash, minor auto repairs, lubricatorium, storage, office and salesroom, parking and storage of motor vehicles for a term of 15 years.

PREMISES AFFECTED—242-30 Northern Boulevard south side from Douglaston Parkway to 243rd Street, 45-01, 45-13 Douglaston Parkway and 45-02, 45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 16, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 16, 1959, only

as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained.” (Alt. App. 4201-58)

## 164-37-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug for Flyman Holding Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district two additional curb cuts on East 98th Street on existing gasoline service station.

PREMISES AFFECTED—9716-9726 Church Avenue and 494-542 East 98th Street, southwest corner, Block 4718, Lot 42, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and set for hearing on September 13, 1960, at 10 A. M., to consider extension of the term of the variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 32-38-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Berdean Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the extension in area of an existing milk bottling and pasteurizing plant.

PREMISES AFFECTED—80-92 3rd Avenue and 271-283 Bergen Street, southwest corner and Dean Street, Block 197, Lot 28, Borough of Brooklyn.

### APPEARANCES—

For Applicant: A. H. Salkowitz and Pete Gray.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 567-43-BZ—Vol. II

APPLICANT—Philip P. Agusta for Gottacheer Central Holding Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting partly in a business use and partly in a residence use district, the conversion of occupancy of an existing building to restaurant, meeting rooms, cabaret and dancing and also the maintenance of five individual garages.

PREMISES AFFECTED—657 Fairview Avenue, north side, 77 feet 3½ inches east of Linden Street, Block 3485, Lot 1, Ridgewood, Borough of Queens.

### APPEARANCES—

For Applicant: Philip P. Agusta.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## 514-45-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 10, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a manufacturing and retail use district the change in use from garage for more than five motor vehicles and automobile salesroom and incidental repair shop; previously granted by the Board, to manufacture of metal products, assembly of machines and machine parts with accessory spraying, welding and unloading and loading.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and set for hearing on September 13, 1960, at 10 A.M., to consider extension of time to obtain permits and complete the work, which expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 1083-47-BZ—Vol. IV

APPLICANT—Wechsler & Schimenti for 333 East 105th Street Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the construction of a one story building and extend the present use of the wet wash laundry.

PREMISES AFFECTED—327-337 East 105th Street, north side, 225 feet west of First Avenue, Block 1677, Lots 14, 15 and 17, Borough of Manhattan.

## APPEARANCES—

For Applicant: Emanuel Fogel.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox, and  
Commissioner Becker ..... 5  
Negative ..... 0

## 522-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Estate of Frank Permeggia, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the change in use of the premises from store and dwelling to store, office, dwelling and parking and storage of more than five motor vehicles.

PREMISES AFFECTED—170-02 to 170-08 (170-02 official) and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 826-49-BZ

APPLICANT—Samuel Garnett for Martin J. Keating, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 24, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the change in occupancy from stable to cooperage and barrel storage.

PREMISES AFFECTED—118 Sullivan Street, west side, 125 feet south of Prince Street, Block 504, Lot 28, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Garnett.

ACTION OF BOARD—Application reopened and set for hearing on September 13, 1960, at 10 A. M., to consider extension of the term of the variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 350-58-BZ

APPLICANT—Harry Mandell for Prescott Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in use of the present store building from stores and bakery to include hat factory.

PREMISES AFFECTED—1731-1739 East 172nd Street and 1305-1313 Rosedale Avenue, northwest corner, Block 3873, Lot 1, Borough of The Bronx.

## APPEARANCES—

For Applicant: Harry Mandell.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## 115-59-BZ—Vol. II

APPLICANT—Robert J. Crinnion for Gerald Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting the parking and storage of more than five motor vehicles in a residence use district.

PREMISES AFFECTED—Longfellow Avenue (no house number) east side, 80 feet north of East 174th Street, Block 3011, Lots 5, 9 and 10, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert P. Crinnion.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 44-59-BZ

APPLICANT—Burke, Green and Groh for William Stein and Emma Stein, owners.

SUBJECT—Application January 26, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence district, the extension of a gasoline station and garage.

PREMISES AFFECTED—67-19 to 67-25 51st Avenue,

northwest corner of 68th Street, Block 2424, Lot 1 (formerly Lots 1, 2, and 4) Woodside, Brough of Queens.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

Adjourned: 5:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

# CORRECTION

## \*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 29, 1960 as they appeared in Bulletin No. 14, Vol. 45, hereby corrected to read as follows:

## 590-46-SA

APPLICANT—York-Shipley Inc., owner—additional model boilers, oil-fired.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
590-46-SA—York Shipley Inc., York, Pennsylvania, requested by letter that the resolution adopted December 31, 1946 under Calendar Number 590-46-SA be reopened and amended to include additional model boilers, oil fired.

DESCRIPTION: The new Models SPL (low pressure steam), SPH (high pressure steam), SPW (water heating, YFB (fire box type boiler) and YSM (scotch type boiler models are package units similar, except for ratings, to the previously approved Models SPH and SPL 15, 30, 50, 75, 100, 150, 200 and 250 HP. The new line of SPL, SPH and SPW units is available from 10 HP to 500 HP. The YFB boilers from 35 to 485 HP and the YSM from 52 to 400 HP.

In all cases the burner arrangements are the same as in the previous approved models.

RECOMMENDATION: The Committee recommends that the resolution adopted December 31, 1946 under Calendar Number 590-46-SA be reopened and amended to include the new Models SPL, SPH and SPW, 10 HP to 500 HP and the YFB Models 35 HP to 485 HP and the YSM Models, 52 to 400 HP, on condition that the other requirements of the resolution adopted December 31, 1946 under Calendar Number 590-46-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

\* Correction—In the above resolution in Model 'YFM' has been deleted and Model 'YSM' inserted to correct, as shown in italics above.

## \*CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on May 17, 1960 as they appeared in Bulletin No. 21, Vol. 45 hereby corrected to read as follows:

## 598-57-BZ

APPLICANT—Lama, Proskauer and Prober for Anthony Spensieri, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the erection of a one story masonry building for use as a storage garage for less than five owner's trucks, one 550 gallon gasoline tank and pump, parking and storage of more than five owner's trucks on the open area and maintain the present one story building at the rear of the plot as a two truck garage.

PREMISES AFFECTED—8-22 to 8-30 28th Avenue, south side, 150 feet east of 8th Street, Block 509, Lots 39, 40 and 41, Astoria, Borough of Queens.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 14, 1958, as *amended* through January 6, 1959, by adding thereto:

"that the building may be relocated and three 12 foot wide curb cuts may be permitted as shown on revised drawings marked 'Received April 13, 1960,' 1 sheet, and 'April 4, 1960,' one sheet on condition that other than as herein *amended* the resolution above cited shall be complied with in all respects; that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. 1076/57)

\* Correction—In the Resolved portion the words "*and April 4, 1960, one sheet*" are added as shown in italics above.



# RULES

## Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

### DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

#### Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

### FIRE DRILL ORGANIZATION

Premises .....  
Name of concern.....  
Building No. ....Story.....

#### FOREMAN OR PERSON IN CHARGE

Regular ..... Substitute .....

#### WATCHMAN

#### MALE SEARCHER

#### FEMALE SEARCHER

#### STREET ALARM BOX RUNNER

#### FIRE BRIGADE

#### EXIT GUARDS

Exit.....  
".....  
".....  
".....

#### Squad Monitors

Squad No. 1.....  
" " 2.....  
" " 3.....  
" " 4.....  
" " 5.....  
" " 6.....

#### Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free

from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

#### Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

#### Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

#### Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

#### Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

#### Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.



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## RULES

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

### Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

**Note:** Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

### Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 10.1 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

### Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the

building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

### Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

### Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.



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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 29

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

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#### PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On July 13, 1960, Petition and Order of Certiorari was served on the Board by Braun and Braun, attorneys for petitioners, Maurice H. Mogulescu, et al., objecting property owners, seeking a review of the Board's determination on June 1, 1960, granting a variance under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use C area district, the erection of a 17 story multiple dwelling with stores on the first floor extending into the residence portion of the premises with storage in the cellar, the proposed structure exceeds the permitted area coverage; Calendar Number 38-60-BZ; Premises 3-6 Sheridan Square, and 2-12 Barrow Street, southwest corner, Block 591, Lots 23, 25, 26, 27, 28, and 31, Borough of Manhattan.

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.  
Special meetings as published in this Bulletin.  
All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

Notice—Appeals as to Multiple Dwellings.

Fire Drill Rules.



# CALENDAR

## DOCKET

*New Cases Filed up to July 12, 1960.*

*Cal. No. Dept. Premises Affected*

**504-60-A**—F.D.—22-14 37th Avenue and 37-16 23rd Street, southwest corner, Block 365, Part of Lot 3 (formerly 24), Long Island City, Borough of Queens, F.D. Order No. 5073-9, re—shed over tank (storage and use of NH3).

**505-60 BZ**—B.Q.—470 Beach 22nd Street and 21-01 to 21-17 Brookhaven Avenue, southeast corner, and 463-471 Beach 21st Street, Block 15769, Lot 14, Far Rockaway, Borough of Queens, Alt. 222-60, re—proposed public parking lot for more than 5 motor vehicles, residence use district.

**506-60-A**—B.Q.—55-30 46th Street, west side, 100 feet south of 55th Avenue, Block 2539, Lot 57, Maspeth, Borough of Queens, N.B. 562-60, re—standpipe.

**507-60-BZ**—B.B.—645 4th Avenue, east side, 73 feet 6½ inches south of 19th Street, Block 637, Lot 5, Borough of Brooklyn, Alt. 1209-60, re—storage and baling of rag and paper waste, business use district.

**508-60-BZ**—B.Q.—97-35 133rd Avenue northwest corner 99th Street, and 97-36 Plattwood Avenue, Block 11490, Lots 90 and 100, Ozone Park, Borough of Queens, Alt. 1108-60, re—area of extension excessive, D-area, manufacturing use district.

**509-60-A**—B.Q.—97-35 133rd Avenue, northwest corner 99th Street, and 97-36 Plattwood Avenue, Block 11490, Lots 90 and 100, Ozone Park, Borough of Queens, Alt. 1108-60, re—extension of factory into bed of mapped street.

**510-60-A**—B.Bx.—2714 Eastchester Road, east side, 100 feet north of Allerton Avenue, Block 4534, Lots 25 and 26, Borough of the Bronx, N.B. 795-59, re—decision of Borough Superintendent re—revocation of Permit 2124-59 issued re NB 795-59.

**511-60-BZ**—B.M.—777-781 3rd Avenue and 201-207 East 48th Street, northeast corner, Block 1322, Lots 1, 2, 3, 4, 5 and 6, Borough of Manhattan, N.B. 31-60, re—proposed office building partly in residence and partly in retail use district and exceeds the stipulated coverage of that portion located in the residence use district; provide rear yard for corner lot in a non-residence use district abutting a residence use district; show window within 75 feet of residence use district.

**512-60-A**—B.Q.—34-29 30th Street, east side, 265.22 feet south of 34th Avenue, Block 607, Lot 16, Astoria, Borough of Queens, Alt. 2833-60, re—proposed conversion of a 2 family frame dwelling into a multiple dwelling.

**513-60-A**—B.Q.—128-08 to 128-10 160th Street, south side, 50 feet east of 128th Avenue, Block 12266, Lot 48, Jamaica, Borough of Queens, Alt. 2217-57, re—trailer camp.

**514-60-SA**—Gilbarco "600" Series, various models, Gasoline Dispensers for Service Stations, Bus terminals, etc., manufactured by Gilbert & Barker Mfg. Co., Appliance.

**515-60-A**—B.M.—543-547 West 57th Street, north side, 225 feet east of 11th Avenue, Block 1086, Lot 10, Borough of Manhattan, Alt. 366-60, re—egress.

**516-60-BZ**—B.M. 350-354 East 53rd Street and 963 1st Avenue, southwest corner, Block 1345, Lot 30, Borough of Manhattan, Alt. 491-60, re—2 new store fronts with show windows within 75 feet of a residence use district.

**517-60-SM**—Mills Aluminum Partition, manufactured by Mills Metal Partition, Material.

**518-60-SM**—Inco No. 795 (Ceramic Tile Adhesive), manufactured by Inter-Coastal Paint Corporation, Material.

**519-60-A**—B.M.—41-47 West 45th Street, north side, 363 feet 9 inches east of Avenue of the Americas, Block 1261, Lot 16, Borough of Manhattan, C.O.-7656-1924, re—changing use of premises contrary to Certificate of Occupancy 7656.

**520-60-SM**—Lally Fireproof Columns, various models, manufactured by Lally Column Co., Material.

**521-60-GR**—General Resolution superseding A S T M specification as set forth under C26-609, covering Standard Methods of Fire Tests of Building Construction and Materials, adoption of.

**522-60-BZ**—B.M.—683-685 West 204th Street, southeast corner Cooper Street, Block 2241, Lot 1, Borough of Manhattan, Alt. 921-60, re—proposed public parking lot for more than 5 motor vehicles, residence use district.

**523-60-BZ**—B.Bx.—960 Sacket Avenue, south side, 331.17 feet east of Bronxdale Avenue, Block 4062, Lot 46, Borough of the Bronx, N.B. 795-60, re—proposed non-storage garage for more than five motor vehicles, residence use district.

**524-60-BZ**—B.Q.—125-13 to 125-17 Merrick Boulevard, north side, 25 feet west of Leslie Road, Block 12485, Lot 57, St. Albans, Borough of Queens, Alt. 2671-59, re—floor area, manufacturing, retail use district.

**525-60-BZ**—B.Q.—157-11 9th Avenue, north side, 100 feet east of 157th Street, Block 4554, Lot 29, Whitestone, Borough of Queens, Alt. 1359-60, re—proposed conversion from a one family dwelling to a two family dwelling, G-1 area, residence use district.

**526-60-BZ**—B.M.—282-284 East 3rd Street, south side, 140 feet 8 inches east of Avenue C, Block 372, Lots 14 and 15, Borough of Manhaattan, Alt. 600-60, re—parking and storage of more than 5 motor vehicles, residence use district.

**527-60-BZ**—B.B.—98-120 Livonia Avenue and 2135-2145 Strauss Street, southeast corner, Block 3584, Lot 26, Borough of Brooklyn, Alt. 1671-60, re—reconstruction and modernization of the existing gasoline service station, to include minor auto repairs, wheel alignment, lubritorium, auto laundry, non-automatic, office, sales of auto accessories, six 5 car garages and six 2 car garages, business use district.



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**528-60-SA**—Kling Dry Cleaning Machine, 30 lbs., 50 lbs., 75 lbs. and 110 lbs. (single bath and two-bath), Dry Cleaning Machine using perchlorethylene as solvent, manufactured by Kling "100" Corp., Appliance.

**529-60-SA**—Iron Fireman, Oil Fired Automatic Heating Boiler, various models, manufactured by Iron Fireman Mfg. Co., Appliance.

**530-60-A**—B.Q.—157-11 9th Avenue, north side, 100 feet east of 157th Street, Block 4554, Lot 29, Whitestone, Borough of Queens, Alt. 1359, re—use of attic, frame two story two family dwelling for living quarters.

**531-60-SM**—Duo-Fast Staple Gun #S-762 and staples (method of fastening plywood and gypsum sheathing and roof decking), manufactured by Fastener Corp., Material.

**532-60-SM**—Atlas High-Early Durplastic Cement, Type IIIA (for use in concrete construction), manufactured by Universal Atlas Cement Division, United States Steel Corp., Material.

**533-60-A**—B.Q.—170-02 to 170-08 93rd Avenue and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens, Alt. 3075-58, re—proposed use of existing frame building for commercial purposes; provide 50 pound live load for 2nd floor offices.

## Restored to Docket

**620-59-A**—F.D.—580-582 Broadway, east side, 126 feet north of Prince Street and 112-114 Crosby Street, Block 511, Lot 6, Borough of Manhattan, Decision re Order No. 244-8, reopened for reconsideration based on revised proposal, re—elevator in readiness.

**621-59-A**—F.D.—584-586 Broadway, east side, 177 feet north of Prince Street and 116-118 Crosby Street, Block 511, Lot 8, Borough of Manhattan, Decision re Order No. 219-8, reopened for reconsideration based on revised proposal, re—elevator in readiness.

**622-59-A**—F.D.—588-590 Broadway, east side, 228 feet north of Prince Street and 120-122 Crosby Street, Block 511, Lot 10, Borough of Manhattan, Decision re Order No. 398-8, reopened for reconsideration based on revised proposal, re—elevator in readiness.

**524-52-BZ**—B.Q.—148-12 to 148-22 Rockaway Boulevard and 126-02 to 126-08 149th Street, southwest corner, Block 12103, Lot 35, Ozone Park, Borough of Queens, N.B. 3387-52, reopened for consideration as to extension of time to complete, re—business building (stores), etc.—residence use E area district.

**406-38-BZ**—Vol. II—B.B.—65-73 Smith Street and 261-269 State Street, northeast corner, Block 170, Lot 1, Borough of Brooklyn, N.B. 733-60, re—gasoline service station, lubritorium, minor auto repairs, parking and storage, ground sign, curb cuts, etc.—business use district.

**100-48-BZ**—Vol. III—B.Bx.—1933-1959 Webster Avenue, 1876-1892 Valentine Avenue and 350-360 East 178th Street, south side, from Valentine to Webster Avenues, Block 2815, Lot, 1, Borough of The Bronx, Amendment to Al. 920-54, reopened for consideration as to extension of term of variance, re—motor vehicle repair shop in store building—business use district.

**429-49-BZ**—Vol. III—B.M.—38 Central Park South, south side, 245 feet east of Avenue of the Americas, Block 1274, Lot 64, Borough of Manhattan, Alt. 1146-59, re—area coverage excessive—residence use district.

**471-51-BZ**—Vol. II—B.Bx.—2501-2525 Grand Concourse, 2508-2520, 2528 Creston Avenue, Block 3167, Lots 1, 22, 26 and 72, Borough of The Bronx (Alexander's Department Store), Alt. 17-59, re—extension of existing commercial building into a residence use district—residence, retail and retail 1 use district.

**312-51-BZ**—B.B.—2041-2049 Flatbush Avenue and 2-14 Baughman Place, southeast corner, Block 7868, Lot 18, Borough of Brooklyn, Alt. 35-58, reopened for consideration as to extension of time to complete, re—alteration and rearrangement of gasoline service station—business use district.

**112-59-BZ**—B.Q.—66-79 Forest Avenue and 59-01 Putnam Avenue, northeast corner, Block 3501, Lot 1, Ridgewood, Borough of Queens, Alt. 2784-59, reopened and restored to docket by order of the Court, re—knitting mill—retail and residence use district.

**624-59-A**—B.Q.—66-79 Forest Avenue, northeast corner of Putnam Avenue, Block 3501, Lot 1, Ridgewood, Borough of Queens, Alt. 2184-58, reopened and restored to docket by order of the Court, re—exits.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

|                                                                                | Last Publication               |
|--------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                   | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier. Rules..                                              | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.               | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                           | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                               | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                              | Sept. 15, 1955.                |
| Elevator Rules .....                                                           | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                               | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                  | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                       | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                               | April 15, 1958.                |
| Fire Drill Rules .....                                                         | April 15, 1958.                |



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|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | June 23, 1960—Vol. 45, No. 25  |
| Fireproof Wood, Testing of .....                                                                                                                             | June 30, 1960—Vol. 45, No. 26  |
| Gas Shut-Off Rules .....                                                                                                                                     | Apr. 13, 1937—Vol. 22, No. 15  |
| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Insulating Fibre Board Rules .....                                                                                                                           | June 5, 1928—Vol. 13, No. 23   |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                                                                                             | Mar. 25, 1952—Vol. 37, No. 13A |
| Oil Burner Rules .....                                                                                                                                       | Feb. 11, 1947—Vol. 32, No. 6   |
| Opening Protective Assemblies, Rules for Inspection .....                                                                                                    | June 25, 1959—Vol. 44, No. 25  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....                                                                   | May 27, 1954.                  |
| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)                                                               | Aug. 3, 1937—Vol. 22, No. 31   |
| Procedure, Rules of .....                                                                                                                                    | Nov. 13, 1956.                 |
| Smoking in Factories Rules for..                                                                                                                             | Oct. 8, 1959—Vol. 44, No. 40   |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                                                                                | Mar. 31, 1960—Vol. 45, No. 13  |
| Sprinkler, Rules .....                                                                                                                                       | June 30, 1960—Vol. 45, No. 26  |
| Standpipe Fireline Rules .....                                                                                                                               | June 29, 1937—Vol. 22, No. 26  |
| Structural Alterations, Reporting.                                                                                                                           | June 8, 1937—Vol. 22, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..                                                                                               | June 7, 1932—Vol. 17, No. 23   |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                                                                                            | Sept. 3, 1946—Vol. 31, No. 36  |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

## JULY 26, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 26, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 80-54-BZ

APPLICANT—Philip Freshman for Dryden Hotel Associates, owner.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of time to complete, expired May 27, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the conversion and use of present apartments, on the 1st, 2nd, 3rd, 4th and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

PREMISES AFFECTED—148-152 East 39th Street, south side, 100 feet west of 3rd Avenue, Block 894, Lot 52, Borough of Manhattan.

### 259-39-BZ

APPLICANT—Meyer Wilen for John Crimarco, Conrad Crimarco, Joseph Crimarco and Edward Crimarco, owners.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of term of variance, expired June 1, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a residence use district, the maintenance of a garage for eight motor vehicles.

PREMISES AFFECTED—57-18 to 57-24 Granger Street, south side, 131 feet east of Martense Avenue, Block 1950, Lot 46, Corona, Borough of Queens.

### 409-58-BZ

APPLICANT—Andrew Di Camillo for Joseph Coscia, owner.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of time to complete, expired February 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 21, 7e and 7h of the Zoning Resolution, permitting in a retail and residence use, C area district, the erection of a one story extension to the present building and change uses of auto laundry, auto body repairs and paint shop and parking and storage of more than five motor vehicles to automatic auto laundry, auto repairs and parking and storage of more than five motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

PREMISES AFFECTED—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48, Borough of Brooklyn.

### 532-44-BZ—Vol. II

APPLICANT—Pasquale P. Caiazza for Rose Cali, Frank Schettino and Mildred Schettino, owners.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of term of variance, expired February 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted.

PREMISES AFFECTED—42-44 Brighton Street, west side, 464 feet south of Amboy Road, Block 7900, Lot 37, Totenville, Borough of Richmond.

### 915-57-BZ

APPLICANT—Samuel Miller for Humble Oil and Refining Co., owner.

SUBJECT—Application reopened June 28, 1960 for consideration as to amendment of resolution and time to complete, expired April 21, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7f, 7h and 7i of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, office, lubricatorium, minor repairs, sale of auto accessories, auto laundry and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3625 Eastchester Road, 1495-1499 Oakley Avenue, northwest corner and 1144-1148 East 222nd Street, Block 4716, Lot 28, Borough of The Bronx.

### 374-37-BZ—Vol. III

APPLICANT—Samuel Miller, Humble Oil and Refining Company, owner.

SUBJECT—Application reopened June 28, 1960 for consideration as to amendment of resolution and extension of time to complete, expired April 21, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7f, 7e and 7i of the Zoning Resolution, permitting in a business use district the erection and maintenance of a gasoline and oil service station, lubricatorium, facilities for car washing and minor repairs, an office and salesroom, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

### 835-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.



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**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of the present gasoline service station and motor vehicle repair shop and extend the area and uses to include lubritorium, car washing, salesroom, utility room, business sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—5 Willowbrook Road, 747-753 Richmond Avenue, southeast corner, and 1647-1653 Forest Avenue, Block 1065, Lot 27, Graniteville, Borough of Richmond.

**Hearing closed**—Laid over from June 14, 1960, to July 26, 1960, for inspection and decision.

## 836-59-A

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 4, 1959—filed pursuant to Section 35 Article 3 of the General City Law—re premises partly located in the bed of a mapped street—proposed widening of Richmond Avenue and Forest Avenue.

**PREMISES AFFECTED**—5 Willowbrook Road, 747-753 Richmond Avenue, southeast corner, and 1647-1653 Forest Avenue, Block 1065, Lot 27, Graniteville, Borough of Richmond.

## 887-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the extension in area and reconstruction of an existing gasoline selling station, office and greasing and extend these uses to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—112-45 to 112-57 (112-47 official) Northern Boulevard, and 112-70 to 112-78 Astoria Boulevard, northwest corner, Block 1707, Lot 19, Corona, Borough of Queens.

**Hearing closed**—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 95-46-BZ—Vol. III

**APPLICANT**—Charles M. Spindler for S.J.S. Realty Corporation, owner.

**SUBJECT**—Application reopened March 1, 1960 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a 2nd floor extension to an existing factory building and a one story concrete block building to be used for paint storage and parking and storage of the owner's vehicles, also for employees and customers no fee charged.

**PREMISES AFFECTED**—126-09 to 126-25, (126-15 official) 89th Avenue and 87-71 to 87-79 226th Street, northeast corner, Block 9335, Lot 60, Richmond Hill, Borough of Queens.

**Hearing closed**—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision; applicant to file statement as to present and proposed number of employees.

## 118-60-BZ

**APPLICANT**—Dominick Salvati and Son for Joseph G. Bamback, owner.

**SUBJECT**—Application February 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of the present garage into two shops to be operated independently, for light manufacturing of a type permitted in a business use district, the manufacturing area exceeds the 5% permitted floor space in a retail use district.

**PREMISES AFFECTED**—1815-1819 Gates Avenue, west side, 90.07 feet North of Seneca Avenue, Block 3454, Lot 47, Ridgewood, Borough of Queens.

**Hearing closed**—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 180-60-BZ

**APPLICANT**—Burke and Groh for Marcap Realty, owner.

**SUBJECT**—Application March 10, 1960—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium and minor auto repairs.

**PREMISES AFFECTED**—191-15 Northern Boulevard, northwest corner of 192nd Street, Block 5367, Lots 5 and 7, Flushing, Borough of Queens.

**Hearing closed**—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 259-33-BZ—Vol. II

**APPLICANT**—M. W. Del Gaudio for Elena Lupo and Joseph Lupo, owners, doing business as Jotel Company.

**SUBJECT**—Application reopened March 1, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted and residence use district, the extension of the manufacturing on the first floor from the unrestricted use portion of the floor into the residence use portion of the floor and continue the present manufacturing.

**PREMISES AFFECTED**—4510 Bullard Avenue, east side, 103.24 feet north of East 239th Street and 4511 Bronx Boulevard, Block 5074, Lot 13, Borough of the Bronx.

**Hearing closed**—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 120-60-A

**APPLICANT**—M. W. Del Gaudio for Elena A. Lupo and Joseph Lupo owners, doing business as Jotel Company.

**SUBJECT**—Application February 9, 1960—Appeal from decision of the Borough Superintendent re—egress.

**PREMISES AFFECTED**—4510 Bullard Avenue, east side, 103.24 feet north of East 239th Street and 4511 Bronx Boulevard, Block 5074, Lot 13, Borough of The Bronx.

## 265-60-BZ

**APPLICANT**—Elliot Saltzman for Palisades Management Corporation, owner.

**SUBJECT**—Application April 12, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles of the passenger type.

**PREMISES AFFECTED**—1806-1808 Palisade Place, east side, 162.26 feet north of Popham Avenue, Block 2877, Lot 548, Borough of the Bronx.

**Hearing closed**—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 921-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, office and car wash and extend the uses to include minor auto repairs, salesroom, utility room, ground sign, parking and storage of motor vehicles and the installation of five (5) additional 550 gallon gasoline tanks.

**PREMISES AFFECTED**—71-10 to 71-20 (71-20 official) Roosevelt Avenue, and 40-02 to 40-08 72nd Street, southwest corner, Block 1303, Lot 9, Jackson Heights, Borough of Queens.

**Hearing closed**—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.



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## 201-60-BZ

APPLICANT—Leonard F. Rothkrug and Louis Bellini for Sarah Naham, owner; Key Food, lessee.

SUBJECT—Application March 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the extension of a retail supermarket portion of a retail store building to cover more than the permitted area.

PREMISES AFFECTED—195-03 to 195-11 Jamaica Avenue, northeast corner, of 195th Street, Block 10459, Lot 1, Hollis, Borough of Queens.

Hearing closed—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 117-60-BZ

APPLICANT—Charles M. Spindler for Joseph Appleman and Ralph Roimischer, owners.

SUBJECT—Application February 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing (non-automatic), office sales of accessories, minor repairs with hand tools only, safety inspection and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1727-1733 Fulton Street, north side, 190.1 feet east of Marion Street, 24-44 Marion Street, Block 1694, Lot 11, Borough of Brooklyn.

Hearing closed—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 160-60-BZ

APPLICANT—Guerino Salerni for John Kammerdeiner, owner.

SUBJECT—Application March 4, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution to permit in a residence use district, the extension of an existing business building.

PREMISES AFFECTED—32-15 33rd Street, east side, 125 feet south of Broadway, Block 621, Lot 31, Astoria, Borough of Queens.

Hearing closed—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 287-60-BZ

APPLICANT—Victor E. Block for Bennett Avenue Parking Corporation, owner.

SUBJECT—Application April 19, 1960—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot extending from the business use into the residence use portion of the plot.

PREMISES AFFECTED—372 East 199th Street, west side, 68.35 feet north of Decatur Avenue, Block 3284, Lot 32, Borough of the Bronx.

Hearing closed—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 209-60-BZ

APPLICANT—Aaron Halpern for Jaye and Gaby Corporation, owners.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the change in use of the cellar from storage and boiler room to boiler room and the extension of the factory from the first floor to the cellar.

PREMISES AFFECTED—189-33 to 189-35 (189-33 official) Linden Boulevard, and 116-46 to 116-52 190th Street, northwest corner, Block 11059, Lot 21, St. Albans, Borough of Queens.

Hearing closed—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 229-60-BZ

APPLICANT—Robert Gottlieb for Max Greenberg, owner.

SUBJECT—Application March 28, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2484-2490 Arthur Avenue, east side, 65 feet north of East 189th Street, Block 3078, Lot 4, Borough of the Bronx.

Hearing closed—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 923-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station and office and extend the uses to include gasoline service station, lubricatorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles with curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—235-15 Braddock Avenue, and 89-40 to 89-46 Gettysburg Street, northwest corner, Block 7974, Lot 67, Hollis, Borough of Queens.

Hearing closed—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 191-60-BZ

APPLICANT—Murray L. White for William Cantelmi, owner.

SUBJECT—Application March 15, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the change in use of the present two story stable to a one story building for the storage of non-combustible building materials and the one story masonry building to a non-storage garage for four (4) motor vehicles without the required rear yard and the parking and storage of the owner's motor vehicles on the open area.

PREMISES AFFECTED—421-425 Rochester Avenue, east side, 164 feet south of East New York Avenue, Block 4596, Lot 112, Borough of Brooklyn.

Hearing closed—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision; applicant to file revised drawing.

## 192-60-A

APPLICANT—Murray L. White for William Cantelmi, owner.

SUBJECT—Application March 15, 1960—Filed pursuant to Section 36 of General City Law re—proposed legalizing of a 3 car garage accessory to dwelling on lot which does not face on a legally mapped street, and an Appeal from a decision of the Borough Superintendent re—Class 3 and 4 Construction.

PREMISES AFFECTED—421-425 Rochester Avenue, east side, 164 feet south of East New York Avenue, Block 4596, Lot 112, Borough of Brooklyn.

## 266-60-BZ

APPLICANT—Elliot Saltzman for Anita Derevensky, owner.

SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7i and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection and maintenance of a one story building as a motor vehicle repair shop excluding body and fender work and occupying more than the permitted area coverage.

PREMISES AFFECTED—563-565 Utica Avenue, east side, 285 feet south of Rutland Road, Block 4604, Lot 69, Borough of Brooklyn.

Hearing closed—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.



# CALENDAR

## 271-60-BZ

APPLICANT—Leonard F. Rothkrug, Ross and Atkin for Louis C. Thommone, owner; Gun Hill Manor, lessee.

SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a restricted retail use district, the change in occupancy and extension of a restaurant and snack bar to catering and cabaret with accessory customer and employee parking, all for a temporary term of 20 years.

PREMISES AFFECTED—1920-1924 Gun Hill Road, west side, 175 feet north of Waring Avenue, Block 4505, Lot 9, Borough of the Bronx.

Hearing closed—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 230-60-BZ

APPLICANT—Haus and Bresin for United Sports Center Incorporated, owner.

SUBJECT—Application March 28, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of an existing building from theatre, stores, club room and dance studio to bowling alleys with accessory restaurant and bar, extending from retail use into the residence use portion of the plot.

PREMISES AFFECTED—7118 Third Avenue and 261-281 72nd Street, northwest corner, Block 5890, Lot 43, Borough of Brooklyn.

Hearing closed—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 231-60-A

APPLICANT—Haus and Bresin for United Sports Center Incorporated, owner.

SUBJECT—Application March 28, 1960—Appeal from a decision of the Borough Superintendent—re—Construction and egress.

PREMISES AFFECTED—7118 Third Avenue and 261-281 72nd Street, northwest corner, Block 5890, Lot 43, Borough of Brooklyn.

## 205-60-BZ

APPLICANT—Leonard F. Rothkrug for Edward I. Friedman, owner; Eleanor Worley Blenman, lessee.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district in an existing five story building occupied as doctor's office and dwelling, the change in occupancy to editorial offices on the fourth and fifth stories in conjunction with a one family dwelling for a temporary term of ten (10) years.

PREMISES AFFECTED—130 East 74th Street, south side, 112 feet 6 inches west of Lexington Avenue, Block 1408, Lot 161, Borough of Manhattan.

Hearing closed—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 206-60-A

APPLICANT—Leonard F. Rothkrug for Edward I. Friedman, owner; Eleanor Worley Blenman, lessee.

SUBJECT—Application March 18, 1960—Appeal from a decision of the Borough Superintendent re—change in use, stairs enclosures, stairs and windows, etc.

PREMISES AFFECTED—130 East 74th Street, south side, 112 feet 6 inches, west of Lexington Avenue, Block 1408, Lot 161, Borough of Manhattan.

## 338-60-BZ

APPLICANT—M. Milton Glass for Mayer Whittlesey Glass and 39 West 12th Street Corporation, owners.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business and residence use, B and D area,  $\frac{3}{4}$  and  $1\frac{1}{2}$  height district the erection of a multiple dwelling with a North and South wing, the

South wing located in a D area, Class  $\frac{3}{4}$  height district exceed the permitted height and exceeds the permitted area coverage, the North wing located in a "B" area district encroaches on the required rear yard.

PREMISES AFFECTED—37-39 West 12th Street, north side, 400 feet west of 5th Avenue, and 12-28 West 13th Street, south side, 235 feet west of 5th Avenue, Block 576, Lots 25, 27, 29, 30, 31, 33, 61, and 62, Borough of Manhattan.

Hearing closed—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 275-56-BZ—Vol. II, Part II

APPLICANT—Kenneth W. Milnes for Harold S. Goetz, owner; Shell Oil Company, lessee.

SUBJECT—Application reopened March 8, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, office, sales, car wash, non-automatic, and lubricatorium.

PREMISES AFFECTED—929 Manor Road, northeast corner of Lincoln Street, Block 700, Lot 1, Castleton Corners, Borough of Richmond.

Hearing closed—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 23-60-BZ

APPLICANT—Dominick Salvati and Son for Packer Super Market Incorporated, owner.

SUBJECT—Application January 6, 1960, decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension, excessive in built area to an existing supermarket, extending from the business use district, into the residence use district, a one story extension to house an additional refrigerator; a 6 foot 10 inch wide entrance and show window on 46th Street, both located within 75 feet of a residence district.

PREMISES AFFECTED—4601 New Utrecht Avenue, southeast corner of 46th Street, Block 5621, Lot 21 (formerly Lot 23), Borough of Brooklyn.

Hearing closed—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision.

## 82-60-BZ

APPLICANT—Leonard F. Rothkrug for Abso Mason Contracting Corporation, owner; Precision Mason Contracting Corporation, lessee.

SUBJECT—Application February 8, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of a portion of the building from sales and distribution of dairy products to stamping and assembly of vinyl and metal products and the construction of an extension of the building to occupy more than the permitted area.

PREMISES AFFECTED—2404-2410 McDonald Avenue, west side, 92 feet south of Village Road South, Block 7149, Lots 10, 11, 12, Borough of Brooklyn.

Hearing closed—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision; then to July 26, 1960, for decision; applicant to submit statement to the Board.

## 456-60-A

APPLICANT—Harvey F. Brandenburg for Great Eastern Fuel Company, Incorporated, owner.

SUBJECT—Application June 15, 1960—Appeal from a decision of the Fire Commissioner re—Packaging combustible mixture known as "Tankleen" in one quart and one gallon sealed metal containers, in New York City—containers not in conformity with Administrative Code requirements.



# CALENDAR

**459-60-A**

APPLICANT—George G. Miller for Jasol Holding Corporation, owner.

SUBJECT—Application June 16, 1960—Appeal from a decision of the Borough Superintendent, re—exits.

PREMISES AFFECTED—12-48 150th Street, west side, 61.52 feet south of 12th Road, Block 4505, Lot 31, Whitestone, Borough of Queens.

MAX H. FOLEY, *Chairman*.

**JULY 26, 1960, 2 P.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 26, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

**219-60-SM**

APPLICANT—H. Echavarria for C. A. Venezolana de Cementos, owner—portland cement and white cement.

**343-60-SM**

APPLICANT—Bordas Corporation for Fabrica Dominicana de Cementos, owner—portland cement.

**493-60-SM**

APPLICANT—Indussa Corporation for S. A. des Ciments Portland Liegeois, owner—portland cement.

**119-60-A**

APPLICANT—Andrew Di Camillo for Pascor Realty Corporation, owner.

SUBJECT—Application February 11, 1960—appeal from a decision of the Borough Superintendent, re Exits and Conveyor from first to third floors.

PREMISES AFFECTED—452 West 19th Street, south-side, 100 feet east of 10th Avenue, Block 716, Lot 64, Borough of Manhattan.

**108-60-A**

APPLICANT—Charles M. Spindler for Everett A. Eisenberg, owner; Eric Backmann and Company, lessee.

SUBJECT—Application February 17, 1960—Appeal from a decision of the Borough Superintendent—re frame building, extension of business use, stairways, doors and closets, etc.

PREMISES AFFECTED—27-11 41st Avenue, north side, 75.08 feet east of 27th Street, Block 405, Lot 5, Long Island City, Borough of Queens.

**195-60-A**

APPLICANT—Lama, Proskauer and Prober for Lester Lockwood Enterprises Incorporated, owner.

SUBJECT—Application March 15, 1960—Appeal from an order and a decision of the Fire Commissioner re—Sprinkler System.

PREMISES AFFECTED—2577-2585 Bedford Avenue and 2312 Avenue D, southeast corner, Block 5211, Lot 1, Borough of Brooklyn.

**361-60-A**

APPLICANT—Albert H. Morgan for Lorraine Welch Dean, owner; Columbia Institute of Chiropractic, lessee.

SUBJECT—Application May 11, 1960—Appeal from a Review of decision of the Borough Superintendent re—Zoning matter and construction.

PREMISES AFFECTED—261 West 71st Street, north side, 190 feet east of West End Avenue, Block 1163, Lot 108, Borough of Manhattan.

**410-60-A**

APPLICANT—Lama, Proskauer and Prober for Twenty Third Operating Corporation, owner.

SUBJECT—Application May 24, 1960—Filed pursuant to Section 35 General City Law re—building located in bed of mapped street—proposed approach to Queensboro Bridge.

PREMISES AFFECTED—244-246 East 60th Street, south side, 115 feet west of 2nd Avenue, Block 1414, Lots 129 and 30, Borough of Manhattan.

**456-60-A**

APPLICANT—Harvey F. Brandenburg for Great Eastern Fuel Company, Incorporated, owner.

SUBJECT—Application June 15, 1960—Appeal from a decision of the Fire Commissioner re—Packaging combustible mixture known as "Tankleen" in one quart and one gallon sealed metal containers, in New York City—containers not in conformity with Administrative Code requirements.

**459-60-A**

APPLICANT—George G. Miller for Jasol Holding Corporation, owner.

SUBJECT—Application June 16, 1960—Appeal from a decision of the Borough Superintendent, re—exits.

PREMISES AFFECTED—12-48 150th Street, west side, 61.52 feet south of 12th Road, Block 4505, Lot 31, Whitestone, Borough of Queens.

**550-60-A**

APPLICANT—Reuben A. Lazarus for Glickman Corporation of Nevada, owner.

SUBJECT—Application July 19, 1960—Appeal from a decision of the Borough Superintendent—review of decision for interpretation of Section 26 of Multiple Dwelling Law in relation to 2 times height districts.

PREMISES AFFECTED—520-540 12th Avenue, east side, from 42nd Street to 43rd Street, 653-665 West 42nd Street and 640-660 West 43rd Street, Block 1090, Lot 1, Borough of Manhattan.

MAX H. FOLEY, *Chairman*.

**SEPTEMBER 13, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 13, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

**885-59-BZ**

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7i, 7a and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station and extend the present use of gasoline service station to include lubricatorium, minor auto repairs hand tools only, car washing, sales room, utility room, ground sign, parking and storage of motor vehicles extending from the local retail use into the residence use with business entrances and curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—241-02 to 241-10 (241-02 official) Merrick Boulevard and 134-01 to 134-07 241st Street, southeast corner, Block 13205, Lot 34, Laurelton, Borough of Queens.

**Hearing closed**—Laid over from June 21, 1960, to July 12, 1960, for inspection and decision; applicant to file new elevations and revised plans; then to September 13, 1960, at the request of applicant.

**888-59-BZ**

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the modernization of the present service building of an existing gasoline service station, lubricatory and auto laundry and extend the uses to include car washing, salesroom, utility room, minor auto repairs, hand tools only, ground sign, install five (5) additional 550 gallon gasoline tanks, rearrange curb cuts, and parking and storage of motor vehicles.

PREMISES AFFECTED—71-01 to 71-19 (71-05 official) Myrtle Avenue, and 72-04 to 72-14 71st Place, northwest corner, and 71-02 to 71-22 Cooper Avenue and 72-01 71st Street, Block 3692, Lot 1, Ridgewood, Borough of Queens.

**Hearing closed**—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision; then to September 13, 1960, for decision; applicant to file revised drawing, eliminating steel garage and substituting a masonry building.

MAX H. FOLEY, *Chairman*.



# CALENDAR

SEPTEMBER 16, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning*, September 16, 1960 at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

521-60-GR Superseding A.S.T.M. specification as set forth under C26-609, covering Standard Methods of Fire Tests of Building Construction and Materials.

MAX H. FOLEY, *Chairman*.

SEPTEMBER 20, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, September 20, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

127-60-BZ

APPLICANT—Lama, Proskauer and Prober for Edmund Zanine, owner; Egidio Covi, lessee.

SUBJECT—Application February 25, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the maintenance of an advertising sign.

PREMISES AFFECTED—672-674 East 136th Street and 174-182 Cypress Avenue, southeast corner, Block 2564, Lot 5, Borough of the Bronx.

249-60-BZ

APPLICANT—Henry Nordheim for Christ Petrica and Theodore Doukas, owners.

SUBJECT—Application April 4, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five motor vehicles with entrance through driveway on abutting lots.

PREMISES AFFECTED—3316 and 3318 Decatur Avenue, east side, 195 feet and 225 feet north of East 209th Street, and 3319 Parkside Place, west side, 195 feet north of East 209th Street, Block 3355, Lots 88, 89 and 148, Borough of the Bronx.

327-60-BZ

APPLICANT—Charles M. Spindler for Gaston Viette, owner; Sun Oil Company, lessee.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic) office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, and parking and storage of motor vehicles with ground signs.

PREMISES AFFECTED—194-02 to 194-22 (194-10 official), Northern Boulevard, south side from 194th Street to 195th Street, 43-01 to 43-09 194th Street, and 43-02 to 43-10 195th Street, Block 5518, Lot 1, Flushing, Borough of Queens.

328-60-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Fanny Fineman; Louis Fineman, Executor, owner.

SUBJECT—Application May 2, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the extension of a retail store occupying more than the permitted area.

PREMISES AFFECTED—2168 86th Street, south side, 49 feet 2 inches east of Bay 29th Street, Block 6380, Lot 40, Borough of Brooklyn.

362-60-BZ

APPLICANT—Gilbert Lazerus for Gladjo Realty Corporation, owner.

SUBJECT—Application May 11, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use C area district, the erection of a one story extension exceeding the permitted area coverage.

PREMISES AFFECTED—97-11 to 97-15A Queens Boulevard and 97-01 64th Avenue, northwest corner, Block 2090, Lot 64, Rego Park, Borough of Queens.

115-60-BZ

APPLICANT—Louis Lieberman for Sadye Lichtenstein, owner.

SUBJECT—Application February 19, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story structure occupying more than the permitted area coverage and for use as a supermarket and retail stores with parking of more than five (5) cars for employees and patrons.

PREMISES AFFECTED—99-15 to 99-41 Horace Harding Expressway, north side, 219.97 feet East of 99th Street and 99-24 to 99-38 60th Avenue, Block 1948, Lot 19, Corona, Borough of Queens.

234-60-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Joseph Lopardo, owner.

SUBJECT—Application March 29, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a restaurant with patron parking in the unbuilt upon area.

PREMISES AFFECTED—48-02 111th Street and 108-74 48th Avenue, southwest corner, Block 2004, Lot 38 and 40, Corona, Borough of Queens.

54-60-BZ

APPLICANT—Edward Lindstrom for Chester, Robert and Muriel Bauss, owners.

SUBJECT—Application January 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—102-09 221st Street, east side, 98.07 feet north of Hempstead Avenue, Block 10777, Lot 1, Queens Village, Borough of Queens.

63-60-BZ

APPLICANT—Edward Lindstrom for Joseph W. and Leonnora Graff, owners.

SUBJECT—Application January 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling in a building that does not have the required side yard and front setback.

PREMISES AFFECTED—101-14 223rd Street, west side, 120 feet south of 101st Avenue, Block 10795, Lot 38, Queens Village, Borough of Queens.

277-60-BZ

APPLICANT—Dominick Salvati and Son for Victor Lito, owner.

SUBJECT—Application April 14, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building to be occupied as a Motor-Boat showroom, and the sales and services of outboard boats, engine parts and accessory sign and storage of outboard boats on the vacant area of the plot.

PREMISES AFFECTED—2527 Cropsey Avenue, northeast corner of Bay 40th Street, Block 6908, Lot 9, Borough of Brooklyn.



# CALENDAR

## 309-60-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Pauline Duhlberg, owner; Buono Automotive Service Incorporated, lessee.

SUBJECT—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, rebuilding and maintenance of an existing gasoline service station and extend the uses to include accessory minor auto repairs, non automatic car washing, lubritorium, office, sales and parking of cars awaiting service.

PREMISES AFFECTED—5304-5368 18th Avenue, west side, 20 feet  $\frac{1}{4}$  inch south of 53rd Street, Block 5479, Lot 42, Borough of Brooklyn.

## 8-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Morben Properties Incorporated, owner; Socony Mobil Oil Company, lessee.

SUBJECT—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, to enlarge the present service building, alter the interior, reface the front and sides, with approved porcelain enamel and extend the present uses of the gasoline service station, lubritorium, and auto laundry to include minor auto repairs, car washing, utility room for parking and storage of motor vehicles for a term of twenty (20) years.

PREMISES AFFECTED—113-125 Hamilton Avenue, east side, from Woodhull Street to Columbia Street, 2-12 Woodhull Street and 306-314 Columbia Street, Block 362, Lot 1, Borough of Brooklyn.

## 279-60-BZ

APPLICANT—John F. Fitzsimons for Greek Orthodox Community of Saint Demetrios, Incorporated, owner.

SUBJECT—Application April 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a church and community center occupying excessive area without the required setbacks from the side streets.

PREMISES AFFECTED—84-35 152nd Street, and 152-01 84th Drive, northeast corner; and 152-02 84th Road, Block 9749, Lot 36, Jamaica, Borough of Queens.

## 352-60-BZ

APPLICANT—Harry Silverman for 23 Cornelia Street Incorporated, owner.

SUBJECT—Application April 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing two story building, the change of occupancy from wet wash laundry to store and offices on the first floor and two apartments on the second floor.

PREMISES AFFECTED—23 Cornelia Street, west side, 206 feet 7 inches north of Bleecker Street, Block 590, Lot 42, Borough of Manhattan.

## 335-60-BZ

APPLICANT—George H. Colin for Cities Service Oil Company, owner.

SUBJECT—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station and extend the uses to include minor auto repairs, car washing, office, retail sales, and with ground sign, show windows and business entrances within 75 feet of a residence use district.

PREMISES AFFECTED—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664A, Lot 20, Borough of Brooklyn.

## 336-60-A

APPLICANT—George H. Colin for Cities Service Oil Company, owner.

SUBJECT—Application April 20, 1960—Appeal from a decision of the Borough Superintendent re—Gasoline station within 20 feet, wall of a theater.

PREMISES AFFECTED—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664A, Lot 20, Borough of Brooklyn.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 645-58-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Yerna J. Kauffman, owner.

SUBJECT—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

Hearing closed—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision; then to September 20, 1960, for decision at request of applicant to submit statement from Temple.

## 42-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened January 19, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, office, lubritorium, auto laundry and parking of motor vehicles and extend such uses to include minor motor vehicle repairs and ground sign.

PREMISES AFFECTED—89-06 to 89-14 Myrtle Avenue and 83-22 to 83-28 Woodhaven Boulevard, southwest corner, Block 3866, Lot 162, Forest Hills, Borough of Queens.

Hearing closed—Laid over from June 7, 1960, to June 21, 1960, for inspection and decision; applicant to file new design for facade of building; then to July 6, 1960 at request of applicant for consideration of revised drawings by the Board and decision; then to September 20, 1960, for decision at request of applicant to file revised drawings.

## 861-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district the reconstruction of an existing gasoline service station, lubritorium, auto laundry, parking for more than five (5) cars and extend said uses to include salesroom, utility room, minor auto repairs and ground signs.

PREMISES AFFECTED—43-12 to 43-20 (43-14 official) Main Street and 134-41 to 134-49 Dahlia Avenue, northwest corner, Block 5125, Lot 36, Flushing, Borough of Queens.

Hearing closed—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision; then to June 21, 1960, for decision; applicant to file revised plans; then to July 6, 1960, at request of applicant for consideration of revised drawings by the Board and decision; then to September 20, 1960, for decision, at request of applicant to file revised drawings.



# CALENDAR

125-60-BZ

APPLICANT—Leonard F. Rothkrug for Jaspa Specialties Company, owner; Governale Brothers, Incorporated, lessee.

SUBJECT—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and E-1 area district, the erection of a one story extension exceeding the permitted area coverage for a D area district and encroaching on the required setback for an E-1 area district and extend the present factory for the manufacture of metal products from the business use portion into the residence use portion of the plot with accessory welding, paint dipping, warehouse and with parking for employees and customers cars within the residence use district.

PREMISES AFFECTED—5402-5424 Avenue N and 1575-1587 and 1591-1593 East 54th Street, southeast corner, and 1534-1552 East 55th Street, Block 7899, Lot 39, Borough of Brooklyn.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision; applicant to file revised drawings; then to September 20, 1960, for decision; at request of the applicant, to file revised drawing.

MAX H. FOLEY, *Chairman*.

SEPTEMBER 20, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, September 20, 1960, at 2 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

283-60-A

APPLICANT—William J. Karp for Silvino Giannasca, owner; Orium Products, Incorporated, lessee.

SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner—re manufacture of inflammable mixtures, buried storage system required, etc.

PREMISES AFFECTED—10-20 45th Road, south side, 125 feet east of Vernon Boulevard, Block 49, Lots 6 and 10, Long Island City, Borough of Queens.

306-60-A

APPLICANT—Thomas V. Burke, Borough Superintendent, Department of Buildings.

OWNER OF PREMISES: 228-232 West 42nd Street Realty Corp., owner; Huberts Museum, lessee.

SUBJECT—Application April 25, 1960—Revocation of Certificate of Occupancy #31000, re—Alteration #1266 of 1944.

PREMISES AFFECTED—228-232 West 42nd Street, south side, 350 feet west of 7th Avenue, Block 1013, Lot 46, Borough of Manhattan.

319-60-A

APPLICANT—Hadyen H. Craigwell for Irving Leberfeld, owner.

SUBJECT—Application April 28, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation Section 171, Subdivision 3, of the Multiple Dwelling Law and a decision of the Borough Superintendent re—Class 3 construction area excessive, egress.

PREMISES AFFECTED—65-48 to 65-54 Grand Avenue, south side, 23 feet west of 66th Street, Block 2775, Lots 2 and 7, Maspeth, Borough of Queens.

325-60-A

APPLICANT—Oscar I. Silverstone for Congregation Emes Wozdek of Washington Heights Incorporated, owner.

SUBJECT—Application April 29, 1960—Appeal from an order and a decision of the Fire Commissioner—re Automatic Sprinkler system.

PREMISES AFFECTED—Block bounded by Broadway, West 165th Street, St. Nicholas Avenue, West 166th Street, entire block, 3940-3960 Broadway, 1119-1121 St. Nicholas Ave., 565 West 165th Street, and 560-564 West 166th Street, Block 2124, Lot 43, Borough of Manhattan.

342-60-A

APPLICANT—E. Richard Crino for Abraham Klinghofer, owner.

SUBJECT—Application May 4, 1960—Appeal from a decision of the Borough Superintendent—re Frame building, increase from one to two families.

PREMISES AFFECTED—2536 Young Avenue, east side, 518 feet south of Allerton Avenue, Block 4470, Lot 22, Borough of the Bronx.

MAX H. FOLEY, *Chairman*.

# MINUTES

## REGULAR MEETING

TUESDAY MORNING, JULY 12, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon June 28, 1960 were approved as printed in the Bulletin of July 7, 1960, Vol. 45, No. 27.

259-33-BZ—Vol. II

APPLICANT—M. W. Del Gaudio for Elena Lupo and Joseph Lupo, doing business as Jotel Company, owner.

SUBJECT—Application reopened March 1, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit, in an unrestricted and residence use district, the extension of the manufacturing on the first floor from the unrestricted use portion of the floor into the residence use portion of the floor and continue the present manufacturing.

PREMISES AFFECTED—4510 Bullard Avenue, east side,

and 4511 Bronx Boulevard, west side, 103.24 feet north of East 239th Street, Block 5074, Lot 13, Borough of the Bronx.

## APPEARANCES—

For Applicant: M. W. Del Gaudio and Louis A. Garbarini.

For Opposition: Lucy W. Clausen, Edward Gaynor, Vilma Gardella, Elizabeth Yessis, Mrs. Joseph Benedetti, Hedy Strery, Caesar Tiranani, Jack Alongi, Charles Beck, August L. Clausen, V. Pisano and John M. Pisano.

ACTION OF BOARD—Laid over to July 26, 1960, at 10 A. M. for inspection and decision; hearing closed.

120-60-A

APPLICANT—M. W. Del Gaudio for Elena A. Lupo and Joseph Lupo doing business as Jotel Company, owner.

SUBJECT—Application February 9, 1960—appeal from decision of the Borough Superintendent re—egress.

PREMISES AFFECTED—4510 Bullard Avenue, east side, and 4511 Bronx Boulevard, west side, 103.24 feet north of East 239th Street, Block 5074, Lot 13, Borough of the Bronx.



# MINUTES

## APPEARANCES—

For Applicant: M. W. Del Gaudio and Louis A. Garbarini.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A.M. for inspection and decision, in conjunction with Cal. No. 259-33-BZ—Vol. II; hearing closed.

## 95-46-BZ—Vol. III

**APPLICANT**—Charles M. Spindler for S. J. S. Realty Corporation, owner.

**SUBJECT**—Application reopened March 1, 1960 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a 2nd floor extension to an existing factory building and a one story concrete block building to be used for paint storage and parking and storage of the owner's vehicles, also for employees and customers; no fee to be charged.

**PREMISES AFFECTED**—126-09 to 126-25 (126-15 official) 89th Avenue and 87-71 to 87-79 126th Street, northeast corner, Block 9335, Lot 60, Richmond Hill, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: George J. Regan, James J. Carpenter, George L. Lawson, Aloise Stodert, Peter & Rose Helger, Betty Popowitz, Lucy Parladore, Muriel Muller, Margaret Powers, Mrs. Ralph Redmond, Viola Seaman, Alice Hughes, Mary Geiger, Brone Rickus, Charles L. Hosking, Emily Dellacroce, Thomas J. Kelliler, Esther Scifo, Mildred E. Matthews, Joseph A. Geiger and others.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A. M. for inspection and decision; applicant to file statement as to present and proposed number of employees; hearing closed.

## 275-56-BZ—Vol. II

**APPLICANT**—Kenneth W. Milnes for Harold S. Goetz, owner: Shell Oil Company, lessee.

**SUBJECT**—Application reopened March 8, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, office, sales, non-automatic car wash, minor repairs and lubritorium.

**PREMISES AFFECTED**—929 Manor Road, northeast corner of Lincoln Street, Block 700, Lot 1, Castleton Corners, Borough of Richmond.

## APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 885-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7i and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station and extend the present use of gasoline service station to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign, parking and storage of motor vehicles extending from the local retail use into the residence use with business entrances and curb cuts within 75 feet of the residence use district.

**PREMISES AFFECTED**—241-02 to 241-10 (241-02 official) Merrick Boulevard, and 134-01 to 134-07 241st Street, southeast corner, Block 13205, Lot 34, Laurelton, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A. M. at the request of applicant; hearing previously closed.

## 887-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the extension in area and reconstruction of an existing gasoline selling station, office and greasing and extend these uses to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—112-45 to 112-57 (112-47 official) Northern Boulevard, and 112-70 to 112-78 Astoria Boulevard, northwest corner, Block 1707, Lot 19, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Frances Mechta Guercio.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 888-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the modernization of the present service building of an existing gasoline service station, lubritory and auto laundry and extend the uses to include car washing, salesroom, utility room, minor auto repairs, hand tools only, ground sign, install five (5) additional 550 gallon gasoline tanks, rearrange curb cuts, and parking and storage of motor vehicles.

**PREMISES AFFECTED**—71-01 to 71-19 (71-05 official) Myrtle Avenue, and 72-04 to 72-14 71st Place, northwest corner, and 71-02 to 71-22 Cooper Avenue and 72-01 71st Street, Block 3692, Lot 1, Ridgewood, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: L. B. Kobin.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A. M. for decision; applicant to file revised drawing, eliminating steel garage and substituting a masonry building; hearing previously closed.

## 921-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district the reconstruction of an existing gasoline service station, lubritorium, office and car wash and extend the uses to include minor auto repairs, salesroom, utility room, ground sign, parking and storage of motor vehicles and the installation of five (5) additional 550 gallon gasoline tanks.

**PREMISES AFFECTED**—71-10 to 71-20 (71-20 official) Roosevelt Avenue, and 40-02 to 40-08 72nd Street, southwest corner, Block 1303, Lot 9, Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 923-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.



# MINUTES

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station and office and extend the uses to include gasoline service station, lubritorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles with curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—235-15 Braddock Avenue, and 89-40 to 89-46 Gettysburg Street, northwest corner, Block 7974, Lot 67, Hollis, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Murray R. Klein and Paul Janssen.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 23-60-BZ

**APPLICANT**—Dominick Salvati and Son for Packer Super Market Incorporated, owner.

**SUBJECT**—Application January 6, 1960, decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension, excessive in built area to an existing supermarket, extending from the business use district, into the residence use district, a one story extension to house an additional refrigerator, a 6'-10" wide entrance and show window on 46th Street, both located within 75'-0" of a residence district.

**PREMISES AFFECTED**—4601 New Utrecht Avenue, southeast corner of 46th Street, Block 5621, Lot 21, (formerly Lot 23), Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 82-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Abso Mason Contracting Corporation, owner; Precision Mason Contracting Corporation, lessee.

**SUBJECT**—Application February 8, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of a portion of the building from sales and distribution of dairy products to stamping and assembly of vinyl and metal products and the construction of an extension of the building to occupy more than the permitted area.

**PREMISES AFFECTED**—2404-2410 McDonald Avenue, west side, 92 feet south of Village Road South, Block 7149, Lots 10, 11 and 12, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A. M. for decision; applicant to submit statement to the Board; hearing previously closed.

## 117-60-BZ

**APPLICANT**—Charles M. Spindler for Joseph Appleman and Ralph Roimischer, owners.

**SUBJECT**—Application February 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), office sales of accessories, minor repairs with hand tools only, safety inspection and parking and storage of motor vehicles for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—1727-1733 Fulton Street, north

side, 190.1 feet east of Marion Street, 24-44 Marion Street, Block 1694, Lot 11, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 118-60-BZ

**APPLICANT**—Dominick Salvati and Son for Joseph G. Bambach, owner.

**SUBJECT**—Application February 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of the present garage into two shops to be operated independently, for light manufacturing of a type permitted in a business use district, the manufacturing area exceeds the 5% permitted floor space in a retail use district.

**PREMISES AFFECTED**—1815-19 Gates Avenue, west side, 90.07 feet north of Seneca Avenue, Block 3454, Lot 47, Ridgewood, Borough of Queens.

## APPEARANCES—

For Applicant: Leon Komondorea, Joseph G. Bambach and August F. Ulm.

For Opposition: John Dimartino, Angelo Maniscalco, John Larkin, Jr., Carol Ambrosch, Elisabeth Mueller, Anna Janssen, Mary Kassack, Henry Hoeh, Folbert, A. Faner and M. M. Froieno.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 125-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Jaspa Specialties Company, owner; Governale Brothers, Incorporated, lessee.

**SUBJECT**—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and E-1 area district, the erection of a one story extension exceeding the permitted area coverage for a D area district and encroaching on the required setback for an E-1 area district and extend the present factory for the manufacture of metal products from the business use portion into the residence use portion of the plot with accessory welding, paint dipping, warehouse and with parking for employees and customers' cars within the residence use district.

**PREMISES AFFECTED**—5402-5424 Avenue N and 1575-1587 and 1591-1593 East 54th Street, southeast corner, and 1534-1552 East 55th Street, Block 7899, Lot 39, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Laid over to September 20, 1960, at 10 A.M. for decision; at request of the applicant, to file revised drawing; hearing previously closed.

## 160-60-BZ

**APPLICANT**—Guerino Salerni for John Kammerdeiner, owner.

**SUBJECT**—Application March 4, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution to permit in a residence use district, the extension of an existing business building.

**PREMISES AFFECTED**—32-15 33rd Street, east side, 125 feet south of Broadway, Block 621, Lot 31, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Guerino Salerni and Natalie Kammerdeiner.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.



# MINUTES

## 180-60-BZ

APPLICANT—Burke and Groh for Marcap Realty, owner.  
SUBJECT—Application March 10, 1960—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium and minor auto repairs.

PREMISES AFFECTED—191-15 Northern Boulevard, northwest corner of 192nd Street, Block 5367, Lots 5 and 7, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: John Markoff, Alice Ferrario, Robert Abelson, Anthony De Palma, Anna S. Muller, Oscar Peterson, Hildegard Borrmann, Giovannia Pianturi, Rose Laletti; and Anne Rudolf, Rose Fabrico, Mrs. Paul Martin, Henry Rudolf, Mr. and Mrs. Pat Gatti, Ralph G. Archibald, Theodati Stekas, Dorothy Bushong, Lee Hamilton, Anastasia Dukens, Peter Macris and John Di Leonardo.

ACTION OF BOARD—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 191-60-BZ

APPLICANT—Murray L. White for William Cantelmi, owner.

SUBJECT—Application March 15, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the change in use of the present two story stable to a one story building for the storage of non-combustible building materials and the one story masonry building to a non-storage garage for four (4) motor vehicles without the required rear yard and the parking and storage of the owner's motor vehicles on the open area.

PREMISES AFFECTED—421-425 Rochester Avenue, east side, 164 feet south of East New York Avenue, Block 4596, Lot 112, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Murray L. White.

For Opposition: None.

ACTION OF BOARD—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; applicant to file revised drawings; hearing closed.

## 192-60-A

APPLICANT—Murray L. White for William Cantelmi, owner.

SUBJECT—Application March 15, 1960—filed pursuant to Section 36 of General City Law re—proposed use of a 3 car garage accessory to dwelling on lot which does not face on a legally mapped street, and an appeal from a decision of the Borough Superintendent re—Class 3 and Class 4 Construction.

PREMISES AFFECTED—421-425 Rochester Avenue, east side, 164 feet south of East New York Avenue, Block 4596, Lot 112, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Murray L. White.

ACTION OF BOARD—Laid over to July 26, 1960, at 10 A.M. for inspection and decision in conjunction with Cal. No. 191-60-BZ; applicant to submit revised drawings and letter; hearing closed.

## 201-60-BZ

APPLICANT—Leonard F. Rothkrug and Louis Bellini for Sarah Naham, owner; Key Food, lessee.

SUBJECT—Application March 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the extension of a retail supermarket portion of a retail store building to cover more than the permitted area.

PREMISES AFFECTED—195-03 to 195-11 Jamaica Avenue, northeast corner, of 195th Street, Block 10459, Lot 1, Hollis, Borough of Queens.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug, Sam Mandell, Louis Naham and Louis A. Bellini.

For Opposition: None.

ACTION OF BOARD—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 205-60-BZ

APPLICANT—Leonard F. Rothkrug for Edward I. Friedman, owner; Eleanor Worley Blenman, lessee.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing five story building occupied as doctor's office and dwelling, the change in occupancy to editorial offices on the fourth and fifth stories in conjunction with a one family dwelling for a temporary term of ten (10) years.

PREMISES AFFECTED—130 East 74th Street, south side, 112 feet 6 inches west of Lexington Avenue, Block 1408, Lot 161, Borough of Manhattan.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug, Eleanor W. Blenman, Edward Friedman, P. J. Growney and C. L. Werts.

For Opposition: None.

ACTION OF BOARD—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 206-60-A

APPLICANT—Leonard F. Rothkrug for Edward I. Friedman, owner; Eleanor Worley Blenman, lessee.

SUBJECT—Application March 18, 1960—Appeal from a decision of the Borough Superintendent re—change in use, stair enclosures, stairs and windows etc.

PREMISES AFFECTED—130 East 74th Street, south side, 112 feet 6 inches, west of Lexington Avenue, Block 1408, Lot 161, Borough of Manhattan.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to July 26, 1960, at 10 A.M. for inspection and decision in conjunction with Cal. No. 205-60-BZ; hearing closed.

## 209-60-BZ

APPLICANT—Aaron Halpern for Jaye and Gaby Corporation, owner.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the change in use of the cellar from storage and boiler room to boiler room and the extension of the factory from the first floor to the cellar.

PREMISES AFFECTED—189-33 to 189-35 (189-33 official) Linden Boulevard, and 116-46 to 116-52 190th Street, northwest corner, Block 11059, Lot 21, St. Albans, Borough of Queens.

### APPEARANCES—

For Applicant: Aaron Halpern.

For Opposition: None.

ACTION OF BOARD—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 229-60-BZ

APPLICANT—Robert Gottlieb for Max Greenberg, owner.

SUBJECT—Application March 28, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2484-2490 Arthur Avenue, east side, 65 feet north of East 189th Street, Block 3078, Lot 4, Borough of the Bronx.

### APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.



# MINUTES

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 230-60-BZ

**APPLICANT**—Haus and Bresin for United Sports Center Incorporated, owner.

**SUBJECT**—Application March 28, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of an existing building from theatre, stores, club room and dance studio to bowling alleys with accessory restaurant and bar, extending from retail use into the residence use portion of the plot.

**PREMISES AFFECTED**—7118 Third Avenue and 261-281 72nd Street, northwest corner, Block 5890, Lot 43, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Millard Bresin, Maurice R. Spear and Nathan Solomon.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 231-60-A

**APPLICANT**—Haus and Bresin for United Sports Centers Incorporated, owner.

**SUBJECT**—Application March 28, 1960—Appeal from a decision of the Borough Superintendent—re—Construction change from class I to class III, building over 50 feet height, stairs.

**PREMISES AFFECTED**—7118 Third Avenue and 261-281 72nd Street, northwest corner, Block 5890, Lot 43, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Millard Bresin.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 262-60-BZ

**APPLICANT**—Frank L. Thompson for Robert J. Mack-soud, owner; Bay Ridge Medical Group, H.I.P., lessee.

**SUBJECT**—Application April 8, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use district the extension of the medical center on the first floor of an existing building presently used as a medical center and dwelling to include the cellar and second floor and two garage buildings and a proposed extension in the rear yard exceeding the permitted area coverage and encroaching on the required rear yard.

**PREMISES AFFECTED**—7708-7712 Fourth Avenue, west side, 43 feet south of 77th Street, Block 5960, Lot 42, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Frank L. Thompson, Samuel Collins and Sidney Lipton.

For Opposition: Sam Brozinsky, John A. Klett, S. C. Harvey, M.D., Catherine M. Dance and Leonard R. Cactoppo.

**ACTION OF BOARD**—Laid over to July 19, 1960, at 10 A.M. for continued hearing at request of objector; and for inspection.

## 265-60-BZ

**APPLICANT**—Elliot Saltzman for Palisades Management Corporation, owner.

**SUBJECT**—Application April 12, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles of the passenger type.

**PREMISES AFFECTED**—1806-1808 Palisade Place, east side, 162.26 feet north of Popham Avenue, Block 2877, Lot 548, Borough of the Bronx.

### APPEARANCES—

For Applicant: Elliot Saltzman.

For Opposition: Marie C. Cancro, Thomas J. Plunket, David L. Woodale and Alfred V. Deadarick.

For Administration: John J. Saunders, Board of Education.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 266-60-BZ

**APPLICANT**—Elliot Saltzman for Anita Dorevsky, owner.

**SUBJECT**—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7i and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection and maintenance of a one story building as a motor vehicle repair shop excluding body and fender work and occupying more than the permitted area coverage.

**PREMISES AFFECTED**—563-565 Utica Avenue, east side, 285 feet south of Rutland Road, Block 4604, Lot 69, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Elliot Saltzman.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 271-60-BZ

**APPLICANT**—Leonard F. Rothkrug, Ross and Atkin for Louis C. Tommone, owner; Gun Hill Manor, lessee.

**SUBJECT**—Application April 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a restricted retail use district, the change in occupancy and extension of a restaurant and snack bar to catering and cabaret with accessory customer and employee parking, all for a temporary term of 20 years.

**PREMISES AFFECTED**—1920-1924 Gun Hill Road, west side, 175 feet north of Waring Avenue, Block 4505, Lot 9, Borough of the Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 287-60-BZ

**APPLICANT**—Victor E. Block, for Bennett Avenue Parking Corporation, owner.

**SUBJECT**—Application April 19, 1960—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot extending from the business use into the residence use portion of the plot.

**PREMISES AFFECTED**—372 East 199th Street, west side, 68.35 feet north of Decatur Avenue, Block 3284, Lot 32, Borough of the Bronx.

### APPEARANCES—

For Applicant: Victor E. Block and Louis Rifkin.

For Opposition: Stuart Halpern, Charles E. Duross, Rosemarie Betzig, Marie Betzig, Louis Betzig, Emil Klima, Charles V. Dixon and William G. Ochs.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 338-60-BZ

**APPLICANT**—M. Milton Glass for Mayer Whittlesey Glass and 39 West 12th Street Corporation, owners.

**SUBJECT**—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business and residence use, "B" and "D" area,  $\frac{3}{4}$  and  $1\frac{1}{2}$  height district the erection of a multiple dwelling with a north and south wing, the south wing located in a "D" area, Class  $\frac{3}{4}$  height district.



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exceeds the permitted height and exceeds the permitted area coverage, the north wing located in a "B" area district encroaches on the required rear yard.

**PREMISES AFFECTED**—37-39 West 12th Street, north side, 400 feet west of 5th Avenue, and 12-28 West 13th Street, south side, 235 feet west of 5th Avenue, Block 576, Lots 25, 27, 29, 30, 31, 33, 61, and 62, Borough of Manhattan.

## APPEARANCES—

For Applicant: M. Milton Glass, Daniel L. Gray, William Alfred White and William J. Conklin.

For Opposition: Sydney Beizer, Stanley Schlar, Charles P. McGuinness, and Robert H. Jacobs.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 492-29-BZ—Vol. V

**APPLICANT**—Lawrence M. Rothman for Theobald Brothers Corp., owner.

**SUBJECT**—Application reopened June 14, 1960 for consideration as to extension of term of variance, expires June 28, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the continuation on first floor of existing multiple dwelling a limited business occupancy, facing Grand Concourse and Boulevard.

**PREMISES AFFECTED**—2183-2185 Grand Concourse, west side, 154.94 feet south of East 182nd Street, Block 3162, Lot 30, Borough of The Bronx.

## APPEARANCES—

For Applicant: Lawrence M. Rothman.

For Opposition: None.

**ACTION OF BOARD**—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on June 27, 1950 as thereafter amended through June 28, 1955, this application—Vol. V—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation June 28, 1960; and

WHEREAS, this application was reopened on June 14, 1960 and set for hearing on July 12, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 7, 1960 acting on Alt. Applic. No. 461-57, reads:

"1. Business may not be continued on the first floor in present 6 story non fireproof class "A" Multiple Dwelling (New Law Tenement) as said use is in violation of Art. 2 Sec. 3 of the Zoning Resolution; also note that variance granted by Bd. of Standards and Appeals expired June 28, 1960."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 27, 1950, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 35-34-BZ—Vol. V

**APPLICANT**—Robert Gottlieb for Samuel and Harry Ginsberg, owners.

**SUBJECT**—Application reopened April 26, 1960 as Volume

V—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district on a plot presently occupied as a parking lot, the erection of a one story building to be occupied partially as a retail store with the balance occupied as motor vehicle repair shop with hand tools only and the mounting of tires for a term of ten (10) years.

**PREMISES AFFECTED**—60-74 Wadsworth Avenue, northwest corner of West 176th Street, Block 2145, Lot 54, Borough of Manhattan.

## APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960, after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 15, 1960, acting on N.B. Applic. 251-59, reads:

"2—Erection of a Bldg. for use as a "Store & Motor Vehicle Repair Shop (hand tools only) & Mounting of Tires" contrary to Article II, Paragraph 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit in a residence use district on a plot presently occupied as a parking lot, the erection of a one story building to be occupied partially as a retail store with the balance occupied as a motor vehicle repair shop with hand tools only and the mounting of tires for a term of ten (10) years, *on condition* that the work shall be done in accordance with drawings filed with this application dated February 3, 1960, 2 sheets, and March 28, 1960, 1 sheet; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 483-37-BZ—Vol. III

**APPLICANT**—Henry George Greene for R. & P. Associates, Incorporated, owner.

**SUBJECT**—Application reopened March 8, 1960 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail-1 and business-1 use district, in an existing one story building occupied as stores and garage, the extension of the garage facilities by the erection of two additional floors.

**PREMISES AFFECTED**—821 to 827 7th Avenue and 159 to 167 West 53rd Street, northeast corner, and 156 to 158 West 54th Street, Block 1006, Lot 1, Borough of Manhattan.

## APPEARANCES—

For Applicant: J. G. L. Molloy.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0



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## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1960, after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1960, acting on Alt. Applic. 1865-1959, reads:

"1. Bldg. & premises app'd by Bd. of Stds. & Appeal under Cal. 483-37-BZ Vol. II and extension of use must be referred back to the Bd. of Stds. & Appeals for adjudication."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a retail-1 and business-1 use district, in an existing one-story building occupied as stores and garage, the extension of the garage facilities by the erection of two additional floors, *on condition* that the work shall be done in accordance with drawings filed herewith dated February 16, 1960, 12 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 341-43-BZ—Vol. V

APPLICANT—Martyn N. Weston for, 3319 Realty Corporation, owner.

SUBJECT—Application reopened January 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district the conversion of a bank of 57 single car public garages into a laundry supplies and garment storage area, and an open parking lot for Riteway Laundry employees.

PREMISES AFFECTED—3319-3325 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lots 1, 13 and 23, Borough of Brooklyn.

APPEARANCES—  
For Applicant: Martyn N. Weston and Robert Mazlish.  
For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—  
Affirmative ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; applicant changed the basis of his application from 7c to 7e; and

WHEREAS, the decision of the Borough Superintendent, dated November 30, 1959 acting on Alt. Applic. No. 3405-58, reads:

"1. Proposed extension to building and change of use in a Residence Zone to laundry with accessory dry cleaning and office in Bldg. A, loading and shipping platform and laundry truck storage in Building B and garment storage and laundry supplies in Bldg. C and parking in the vacant portion of the plot is contrary to Article II, PP. 3 of the Zoning Resolution and is contrary to the Bd. of Standards and Appeals variance under Cal. #341-43-BZ, Vol. IV."

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be not granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 3405/58, Objection No. 1, dated November 30, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 431-49-BZ—Vol. III

APPLICANT—Max Horn, for Donohue Holding Corporation, owner; Gerard Letterin, doing business as J & L Automotive Service, lessee.

SUBJECT—Application reopened April 21, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the construction of a one story extension to the north end and a two story extension to the south end of the service building of an existing gasoline service station to house the present motor vehicle repairs and one dwelling on the second floor of the two story extension, add three gasoline pumps, four (4) new 550 gallon gasoline tanks and one new curb cut, with the two story extension encroaching on the required setback.

PREMISES AFFECTED—103-21 to 103-37 Springfield Boulevard, (103-31 official) and 218-83 to 218-89 104th Avenue, northeast corner, Block 11153, Lot 7, Queens Village, Borough of Queens.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 18, 1959 acting on Alt. Applic. No. 2930-58, reads:

"1. The proposed change in use from body and fender repairs, ignition, tire repairs, brake service, painting and spraying, office and sales, auto laundry, lubritorium, minor auto repairs, welding, gasoline station, parking of cars waiting to be serviced to—body and fender repairs, ignition, tire repairs, brake service, painting and spraying, office and sales, auto laundry, lubritorium, minor auto repairs, welding, gasoline station, parking of cars waiting to be serviced, storage of cars, 3 additional gas pumps and 4 additional 550 gasoline storage tanks and an apartment on the 2nd floor on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R.

2. The proposed additional curb cut on a lot in a residence district is contrary to Art. 2, Sec. 3 of the Z.R.

3. The proposed 2-story class extension encroaches into the req'd setback in an E-1 district and is contrary to Art. 4, Sec. 15-A of the Z.R.

These premises have been the subject of a variance by the Board under Cal. #431-49-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance



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under Section 7, Subdivision a of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2930-58, Objection Nos. 1, 2 and 3, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 840-49-BZ

APPLICANT—Samuel Rosenblum for Frederico Construction and Realty Company, Inc., owner.

SUBJECT—Application reopened June 14, 1960 for consideration as to extension of term of variance, expired April 12, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy, from store and dwellings, to manufacturing.

PREMISES AFFECTED—315 East 53rd Street, north side, 177 feet east of 2nd Avenue, Block 1346, Lot 8, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on March 21, 1950, this application was granted by the Board on certain conditions; and

WHEREAS, the term of the variance was extended for a term of five years on April 12, 1955; and

WHEREAS, the applicant states that there has been no change in ownership; that there has been no change in the surrounding area; that the use, height and area designations are the same; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation April 12, 1960; and

WHEREAS, this application was reopened on June 14, 1960 and set for hearing on July 12, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 29, 1960, acting on Alt. Applic. 1603-1949, reads:

"Before the application for a certificate of occupancy can be considered, it will be necessary to apply to the Board of Standards and Appeals for an extension of the term of variance granted under Calendar #840-1949-B.Z."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 21, 1950, as amended through April 12, 1955, only as to the term of the variance, so that as *amended* it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 290-50-BZ—Vol. II

APPLICANT—William J. Calise for Joan Levin, owner.

SUBJECT—Application reopened December 22, 1959 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a store building with parking for patrons' cars.

PREMISES AFFECTED—695 to 715 Avenue Z, northside from East 1st to East 2nd Streets, 2569 to 2579 East 1st Street and 2574 to 2584 East 2nd Street, Block 7217, Lots 38 and 49, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Francis R. Di Prima.

For Opposition: Allen J. Heffner.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1959 acting on N.B. Applic. No. 1969-59, reads:

"1. In a residence use district the proposed stores and parking of motor vehicles is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution, for a term of twenty (20) years, to permit in a residence use district, the erection of a store building with parking for patrons' cars, *on condition* that the work shall be done in accordance with drawings filed herewith dated December 3, 1959, 5 sheets; that there shall be erected a 5 foot high brick wall along the north lot line returning along the East 2nd Street front to meet the rear wall of the building; that there shall be no show windows or signs on East 2nd Street; that three trees, not less than 4 inches in diameter, shall be planted along the East 2nd Street sidewalk near the curb; that there shall be no curb cut on East 2nd Street; that loading and unloading shall be done in the rear of the building; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 275-58-BZ—Vol. II

APPLICANT—J. M. Berlinger for Martin Brown and William Turner, owners.

SUBJECT—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area and Class 1 height district, the erection of a multiple dwelling exceeding the permitted height in a Class 1 district within two miles of a designated airport and beyond 100 feet of the wider street, Far Rockaway Boulevard.

PREMISES AFFECTED—1261 Far Rockaway Boulevard, southwest corner of Beach 12th Street, Block 35, Lots 17 and 45, Far Rockaway, Borough of Queens.

### APPEARANCES—

For Applicant: J. M. Berlinger and William Turner.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: Commissioner Sleeper ..... 1

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox, and Commissioner Becker ..... 4



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## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 9, 1960 acting on N.B. Applic. No. 4643-56, reads:

"3-M. Portion of proposed multiple dwelling beyond 100' from the corner of Far Rockaway Blvd. and Beach 12 Str. exceeds the height limit permitted. Secs. 8(d) & 9A(a) of the Zoning Res.

4-M. Portion of proposed multiple dwelling beyond 100' from the wider street, Far Rockaway Blvd. (if it were not within 2 miles of an airport) exceeds the height limit for the narrower street. Secs. B(d) and 9(b) of the Zoning Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 4643-56, objection Nos. 3M and 4M, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 182-60-A

APPLICANT—J. M. Berlinger for Martin Brown and William Turner, owners.

SUBJECT—Application March 7, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 4, Subdivision 33, re—open spaces, curb level etc.

PREMISES AFFECTED—1261 Far Rockaway Boulevard, south west corner of Beach 12th Street, Block 35, Lots 17 and 45, Far Rockaway, Borough of Queens.

## APPEARANCES—

For Applicant: J. M. Berlinger.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox, and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 9, 1960 on N.B. Applic. 4643-56, reads:

"M-30. Open spaces must be minimum 5 feet in depth along entire lot fronts in order to establish grade of such open space as "curb level" Sec. 4 Subd. 33 M.D.L."

and

WHEREAS, the applicant states that the building will be 195.25 feet by 398.13 feet, irregular in area, 6 stories, 60 feet 4 inches high, of class 3 construction, located in residence use, D area, class 1 height district; that the proposed use and occupancy will be: cellar—boiler room, laundry, doctor suites, apartments and accessory garage; 1st to 6th floors—apartments; and

WHEREAS, the applicant states that the building line, along the Beach 12th Street front has been established 10 feet back from the owner's existing property line because of the mapped proposed widening of that street; that the above 10 foot strip of the owner's property will not be built on as shown by the plans; that this unbuilt upon strip of land be respectfully considered, meeting the requirements of Section 4 Subdivision 33 of the Multiple Dwelling Law; that insofar as the Far Rockaway Boulevard front is concerned, its open spaces and extensive landscaping made possible by the unique shape of the building, creates an arrangement substantially in accord with the letter and

intent of the Multiple Dwelling Law; that the size of the plot has been increased by adding a Lot #45 to it; that the Multiple Dwelling now covers only 43% of the plot, which is 8000 square feet less than the legal permitted area coverage of the plot; that the coverage be considered in substantial accord with the letter and intent of the Multiple Dwelling Law; that in the opinion of the applicant, this is an appropriate case for the Board to exercise its discretion and the variance sought is in harmony with the general purpose and intent of the Multiple Dwelling Law; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 4643-56, Objection No. M-30, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 714-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Beekman Town House, Incorporated, owner.

SUBJECT—Application November 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60(1d) of the Multiple Dwelling Law, to permit in a local retail and residence use district, the change in use of the present accessory garage of the existing multiple dwelling to allow the surplus parking space for transient parking.

PREMISES AFFECTED—1058-1064 Third Avenue, and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40 (37-43 incl. and 141), Borough of Manhattan.

## APPEARANCES—

For Applicant: Michael Christon.

For Opposition: David L. Charal and Robert Coyle.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox, and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960, for continued hearing; applicant to send out new notices; then to June 28, 1960, for publication in the Bulletin under the applicable sections of the Zoning Resolution and the Multiple Dwelling Law; for continued hearing and for inspection; applicant to file sign drawing; then to July 12, 1960, for inspection and decision; and

WHEREAS, the decision of the Borough Superintendent, dated October 7, 1959 acting on Alt. Applic No. 906-59, reads:

"A1. Proposed conversion of the mult. dwelling garage to transient garage use for more than five (5) motor vehicles is contrary to Section 60 para (b) of the Mult. Dwell. Law. See recourse under Sect. 60 1d M.D.L.

A-2. Proposed conversion of the mult. dwelling garage to transient garage use is contrary to Article 2 Section 3 subd. 9(b) and Section 4c of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law to permit in a local retail and residence use district the use of part of an existing legal multiple dwelling accessory garage



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for transient parking for a term of 21 years, *on condition* that the building conforms to drawings filed with this application dated November 2, 1959, 4 sheets, and sign drawing dated June 13, 1960, one sheet; that the vehicles parked in transient parking space shall be pleasure-type cars only and shall not exceed 30 in number in addition to the number of cars parked by tenants of this building and the cars parked on a monthly basis, and also *on condition* that the tenants of this apartment house may recapture any of the space devoted to transient parking on thirty days' notice to the owner in accordance with Section 3(9) (b) of the Zoning Resolution and Section 60 (b) of the Multiple Dwelling Law; that there shall be no advertising displayed for the washing of cars or for servicing cars; that there shall be one sign at the entrance in accordance with the sign drawing submitted with this application; that the sign required by the Dep't of Licenses shall be located inside the entrance; and that all laws, rules and regulations applicable shall be complied with and a new certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 139-60-A

APPLICANT—Julian Roth of Emery Roth and Sons for Beekman Town House, Incorporated, owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—1058-1064 Third Avenue and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40, Borough of Manhattan.

### APPEARANCES—

For Applicant: Michael Christon.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commisisoner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1960 on Alt. Applic. 906-59, reads:

"A1—Proposed of the multi. dwelling garage to transient garage used for more than five (5) motor vehicles is contrary to Section 60 para (b) of the Mult. Dwell. Law. See recourse under Sect. 60 1d M.D.L."

and

WHEREAS, the applicant states that the building is 170 feet by 101 feet 10 inches in area, 19 stories and pent house, 190 feet high, class 1 construction, located in local retail and residence use, B area, class 1½ height district, built in 1959, now used and occupied as follows: cellar—storage, laundry, parking of 35 motor vehicles, superintendent's office, locker rooms and bank, 30 persons; 1st floor—garage for 32 motor vehicles, doctors' offices, stores and bank, 75 persons; 2nd to 19th floors and pent house, apartments; tower—motor and tank rooms; in accordance with Certificate of Occupancy #51210, issued September 24, 1959 against N.B. Applic. 11-57; that the proposed use and occupancy will be the same except for the cellar and 1st floor; cellar—transient garage for more than 5 motor vehicles, storage, laundry, superintendent's office, locker rooms and bank, 30 persons; 1st floor—transient garage for more than 5 motor vehicles, doctor's offices, store and bank, 75 persons; 2nd to 19th floors and pent house, apartments; tower—motor and tank rooms; and

WHEREAS, the applicant states that the garage was constructed under Section 60 of the Multiple Dwelling Law and under Article II, Section 3, (9) of the Zoning Resolution; that the Multiple Dwelling Law was recently amended by the addition of Paragraph d to Section 60 of the Multiple Dwelling Law; that as is witnessed by the Certificate of Occupancy referred to above, the construction of the garage conforms to all of the requirements of the Administrative

Code and Multiple Dwelling Law; that an inspection of the operating records kept by the owner of building disclosed that the garage was occupied as follows:

|                                                                                 |    |
|---------------------------------------------------------------------------------|----|
| Cars belonging to tenants in the building.....                                  | 34 |
| Cars belonging to non-tenants, but stored for periods in excess of 30 days..... | 5  |
| Total .....                                                                     | 39 |

that of the total of 67 car spaces available in the building only 39 are in use; that there are 26 car spaces available for transient parking without in any way interfering with the opportunity for the tenants of the building to avail themselves of the parking facilities; that East 63rd Street is the termination of the new exit from the upper level of the Queensboro Bridge; that East 63rd Street is a one-way west bound street and as a result, carries a great deal of traffic; that traffic does not clear the block between traffic light intervals, so that very often the entire block is traffic clogged to the point of obstructing north-south traffic on Third Avenue; that were these parking facilities available to the general public, the street parking which is now permitted could be prohibited and the traffic flow freed-up; that the parking facilities which are clearly needed are here available and their use would eliminate the waste of leaving unused perfectly good parking space; that it will serve to benefit the general welfare by alleviating the traffic problem which is now a factor on East 63rd Street; that all uses and conditions are further explained in Cal. No. 714-59-BZ; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 906-59, Objection No. A1, dated February 25, 1960, be and it hereby is *modified* under the powers vested in the Board by Section 60(1d) and Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted, on condition* that the requirements of the resolution adopted this day by the Board under Cal. No. 714-59-BZ be complied with; and that a certificate of occupancy be obtained.

## 725-59-BZ

APPLICANT—Albert Melniker, for Fox Hills Realty Corporation, Incorporated, owner.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the parking of employees and customers cars on the residence portion of the plot, for a term of fifteen (15) years.

PREMISES AFFECTED—357 Targee Street, and 45 Waverly Place, northeast corner, 30 Wiederer Place and 50 Osgood Avenue, Block 635, Lot 1, Clifton, Borough of Richmond.

### APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 15, 1959 acting on Alt. Applic. No. 421-59, reads:

"1. Parking accessory to a factory is not permitted in a residence use portion of lot. Art. II Section 3 Zoning Resolution."

and

WHEREAS, the premises and surrounding area were in-



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spected by a committee of the Board which recommended granting for a term of ten years on certain conditions; and WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the parking of employees' and customers' cars on the residence portion of the plot, for a term of ten (10) years, *on condition* that the work shall be done in accordance with drawings filed herewith dated November 5, 1959, 3 sheets; and June 3, 1960, 1 sheet; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 727-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Incorporated, owner.

SUBJECT—Application November 6, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a local retail and residence use district, the change in use, of the present accessory garage to the existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—2-8 Fifth Avenue, and 14 Washington Square, northwest corner, and 4-6 West 8th Street, Block 551, Lot 1, Borough of Manhattan.

### APPEARANCES—

For Applicant: Michael Christon.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the **Bulletin**; laid over to June 1, 1960 for continued hearing; applicant to send out notices; then laid over to June 28, 1960 for publication in the Bulletin under the applicable sections of the Zoning Resolution and the Multiple Dwelling Law and for continued hearing and inspection; applicant to file sign drawing; then to July 12, 1960 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated October 7, 1959 acting on Alt. Applic. No. 905-59, reads:

"A1. Transient garage use is contrary to Sect. 3 & 4C of Zoning Resolution and Sect. 60.1 b M.D.L. See recourse under Sect. 60.1 d M.D.L."

and WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law to permit in a local retail and residence use district the use of part of an existing legal multiple dwelling accessory garage for transient parking for a term of twenty-one years, *on condition* that the building conforms to drawings filed

with this application dated November 6, 1959, 4 sheets, and June 13, 1960, 1 sign drawing; that the vehicles parked in transient parking space shall be pleasure-type cars only and shall not exceed 15 in number in addition to the number of cars parked by tenants of this building and the cars parked on a monthly basis, and also *on condition* that the tenants of this apartment house may recapture any of the space devoted to transient parking on thirty days' notice to the owner in accordance with Section 3(9) (b) of the Zoning Resolution and Section 60 (b) of the Multiple Dwelling Law; that there shall be no advertising displayed for the washing of cars or for servicing cars; that there shall be one sign at the entrance in accordance with the sign drawing submitted with this application; that the sign required by the Department of Licenses shall be located inside the entrance; that all laws, rules and regulations applicable shall be complied with and a new certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 140-60-A

APPLICANT—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Inc., owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1-d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—2-8 5th Avenue and 14 Washington Square, northwest corner, and 4-6 West 8th Street, Block 551, Lot 1, Borough of Manhattan.

### APPEARANCES—

For Applicant: Michael Christon.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1960 on Alt. Applic. 905-59, reads:

"A-1 Transient garage use is contrary to Sect. 3 & 4 C of Zoning Resolution and Sect. 60.1 b M.D.L. See recourse under Sect. 60.1 d M.D.L."

and

WHEREAS, the applicant states that the building is 278 feet 2 inches by 171 feet 10 1/16 inches, irregular in area, 19 stories and pent house, 190 feet high, of class 1 construction, located in local retail and residence use, C area, class 1 1/4 height district, built in 1952, now used and occupied since 1952: cellar—boiler room, tenants' laundry, storage, locker room and garage for 73 motor vehicles, 10 persons; 1st floor—one doctor's office (Suite #9), all other doctors' offices to remain vacant and garage for 73 motor vehicles, 52 persons; 2nd to 5th floors—apartments, 60 persons each floor; 6th to 11th floors—apartments, 47 persons each floor; 12th floor—apartments, 46 persons; 13th floor—apartments, 38 persons; 14th and 15th floors—apartments, 35 persons each floor; 16th and 17th floors—apartments, 31 persons each floor; 18th and 19th floors—apartments, 24 persons each floor; pent house—apartments, 23 persons; roof—solarium; north and south towers—fan and elevator machine rooms; in accordance with Certificate of Occupancy #40082 issued July 15, 1952 against N.B. Applic. 2-50; that the proposed use and occupancy will be the same except for the cellar and 1st floor garage; and

WHEREAS, the applicant states that the garage was constructed under Section 60 of the Multiple Dwelling Law, and under Article II, Section 3 (9) of the Zoning Resolution; that as is witnessed by the Certificate of Occupancy referred to above, the construction of the garage conforms to all of the requirements of the Administrative Code and the Multiple Dwelling Law; that an inspection of the operating



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records kept by the owner of the building disclosed that the garage was occupied as follows:

|                                                                                 |     |
|---------------------------------------------------------------------------------|-----|
| Cars belonging to tenants in the building....                                   | 105 |
| Cars belonging to non-tenants, but stored for periods in excess of 30 days..... | 31  |
| Total .....                                                                     | 136 |

that of the total of 146 car spaces available in the building, 136 are in use; that there are 10 car spaces available for transient parking without in any way interfering with the opportunity for the tenants of the building to avail themselves of the parking facilities; that both West and East 8th Street are very active retail streets which invites automobile traffic and the resultant parking; that there is also a bus line operating on this street so that it is often congested with traffic; that were these parking facilities available to the general public, the street parking which is now permitted would be reduced and the traffic flow freed-up; that the parking facilities which are clearly needed are here available, and their use would eliminate the waste of leaving unused perfectly good parking space; that it will serve to benefit the general welfare by alleviating the traffic problem which is now a factor on 8th Street; that all uses and conditions are further stated in Cal. No. 727-59-BZ; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 905-59, Objection No. A-1, dated Feb. 25, 1960 be and it hereby is *modified* under the powers vested in the Board by Section 60(1d) and Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, on condition that all the requirements of the resolution adopted this day under Calendar No. 727-59-BZ shall be complied with; and that a certificate of occupancy shall be obtained.

## 743-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Flagler Park Estates, Incorporated, owner.

SUBJECT—Application November 6, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a residence use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—30-38 Park Avenue, and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

### APPEARANCES—

For Applicant: Michael Christon.

For Opposition: David L. Charal.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960, for continued hearing; applicant to send new notices to affected owners; then to June 28, 1960, for applicant to submit additional drawings; and for publication in the Bulletin under the applicable sections of the Zoning Resolution and the Multiple Dwelling Law; for continued hearing and for inspection; applicant to file sign drawing; then to July 12, 1960, for inspection and decision; and

WHEREAS, the decision of the Borough Superintendent, dated October 7, 1959 acting on Alt. Applic. No. 907-59, reads:

"A2. Proposed conversion of the Mult. dwelling garage to transient garage use is contrary to Article 2

Section 3 subd. 9(b) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law to permit in a residence use district the use of part of an existing legal multiple dwelling accessory garage for transient parking for a term of twenty-one years, on condition that the building conforms to drawings filed with this application dated November 6, 1959, 4 sheets, and June 13, 1960, 1 sign drawing; that the vehicles parked in transient parking space shall be pleasure-type cars only and shall not exceed 20 in number in addition to the number of cars parked by tenants of this building and the cars parked on a monthly basis, and also on condition that the tenants of this apartment house may recapture any of the space devoted to transient parking on thirty days' notice to the owner in accordance with Section 3(9) (b) of the Zoning Resolution and Section 60 (b) of the Multiple Dwelling Law; that there shall be no advertising displayed for the washing of cars or for servicing cars; that there shall be one sign at the entrance in accordance with the sign drawing submitted with this application; that the sign required by the Department of Licenses shall be located inside the entrance; that all laws, rules and regulations applicable shall be complied with and a new certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 142-60-A

APPLICANT—Julian Roth of Emery Roth & Sons for Flagler Park Estates, owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—30-38 Park Avenue and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

### APPEARANCES—

For Applicant: Michael Christon.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1960 on Alt. Applic. 907-59, reads:

"A1—Proposed conversion of the Mult. dwelling garage to transient garage used for more than five (5) motor vehicles is contrary to Section 60 subd. 1. para. b of the Mult. Dwell. Law. See recourse under Sect. 60 1d M.D.L."

and

WHEREAS, the applicant states that the building is 134 feet 5¾ inches by 130 feet ¾ inches, irregular in area, 19 stories and pent house, 190 feet high, of class 1 construction, located in residence use, B area, class 1½ height district, built in 1955, now used and occupied since 1955 as follows: sub-cellar—garage for 49 motor vehicles, 5 persons; cellar—garage for 48 motor vehicles, boiler room, laundry room and elevator boys' locker room, 15 persons; 1st floor—garage



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for 45 motor vehicles, 4 doctors' offices, building office and mail room, 30 persons; 2nd to 19th floors—apartments; pent house tower-elevator machine, tank and fan rooms in accordance with Certificate of Occupancy #44107 issued May 10, 1955 against N.B. Applic. 13-54; that the proposed use and occupancy will be the same except for the garage; and

WHEREAS, the applicant states that the construction of the garage conform to all of the requirements of the Administrative Code and the Multiple Dwelling law; that an inspection of the operating records kept by the owner of the building disclosed that the garage was occupied as follows:

|                                                                            |      |
|----------------------------------------------------------------------------|------|
| Cars belonging to tenants in the building                                  | — 31 |
| Cars belonging to non-tenants, but stored for period in excess of 30 days. | — 94 |
| TOTAL                                                                      | —125 |

that of the total of 142 cars spaces available in the building, 125 are in use; that there are 17 car spaces available for transient parking without in any way interfering with the opportunity for the tenants of the building to avail themselves of the parking facilities; that East 36th Street is one of the main access streets to the Midtown Tunnel to Queens; that East 36th Street is a one-way east bound street and as a result carries a great deal of traffic; that traffic often does not clear the block between traffic light intervals, so that the entire block is traffic clogged to the point of obstructing north-south traffic on Madison Avenue; that were these parking facilities available to the general public, the street parking which is now permitted could be prohibited and the traffic flow freed-up; that it is requested that the Board grant permission for the use of the surplus parking space for transient parking for the following reasons: that the parking facilities which are clearly needed are here available, and their use would eliminate the waste of leaving perfectly unused good parking space; that it will serve to benefit the general welfare by alleviating the traffic problem which is now a factor on East 36th Street; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 907-59, Objection No. A1, dated February 25, 1960, be and it hereby is *modified* under the powers vested in the Board by Section 60 (1d) and Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted, on condition*, that all the requirements of the resolution adopted this day under Cal. No. 743-59-BZ, shall be complied with; and that a certificate of occupancy shall be obtained.

## 859-59-BZ

APPLICANT—Gallop Climenko and Gould, for 345 East 56th Street Company, owner.

SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a multiple dwelling with stores on the first floor, extending from the local retail use into the residence use district.

PREMISES AFFECTED—1023-1031 First Avenue and 345-353 East 56th Street, northwest corner, Block 1349, Lots 22 to 27 inclusive and 122, Borough of Manhattan.

### APPEARANCES—

For Applicant: Martin P. Shelton.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application

on June 28, 1960 after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 19, 1959 acting on N.B. Applic. No. 183-59, reads:

"1. Proposed extending of store at 1st floor into residential use district is contrary to Art. II Sec. 3 of Z. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a multiple dwelling with stores on the first floor, extending from the local retail use into the residence use district, *on condition*, that the work shall be done in accordance with drawings filed herewith dated December 16, 1959, 6 sheets and May 16, 1960, 3 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 865-59-BZ

APPLICANT—Dominick Salvati and Son for Philip Pin-cus, owner.

SUBJECT—Application December 18, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an F area district, the erection of a two family dwelling with less than the required setbacks.

PREMISES AFFECTED—268-03 Union Turnpike, north-east corner of 268th Street, Block 8551, Lot 24, Bellerose, Borough of Queens.

### APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1960 after due notice by publication in the Bulletin; laid over to June 14, 1960, for inspection and decision; applicant to file dimensioned drawing of setbacks in connection with adjacent dwelling; then to July 12, 1960, for decision; applicant to submit revised drawings and obtain new decision from Borough Superintendent; and

WHEREAS, the decision of the Borough Superintendent, dated November 23, 1959, as amended July 5, 1960, acting on N.B. Applic. No. 3708-59, reads:

"1. Provide a 15'-0" setback on all streets as laid out on the city map as per Art. 4, Sec. 16(a) of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area



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district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in an F area district, the erection of a two-family dwelling with less than the required setbacks, *on condition* that the work shall be done in accordance with revised drawings submitted herewith dated July 6, 1960, 4 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 915-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

SUBJECT—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station, two car garage, grease pits and accessory office and extend the uses to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—59-10 to 59-22 Fresh Pond Road, and 61-01 to 61-03 59th Road, northwest corner, and 59-09 to 59-25 61st Street, Block 2740, Lot 56, Maspeth, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker.... 4  
Negative: Commissioner Fox ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 28, 1960 after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1959 acting on N.B. Applic. No. 4359-59, reads:

"1. Proposed demolition, reconstruction and extension of use of an existing gasoline station, two car garage, grease pits and accessory office to—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles in a lot located within a Retail Use district is contrary to Art. II sect. 4-A of the Zoning Resolution.

2. Proposed ground signs in a Retail Use district are contrary to Art. II sect. 4-A of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and i, to permit in a retail use district, the reconstruction of an existing gasoline service station, two car garage, grease pits and accessory office and extend the uses to include lubritorium, minor auto repairs, non-automatic car washing, sales room, utility room, ground sign and parking and storage of motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated, December 21, 1959, 6 sheets; that the curb cut on 59th Road shall be omitted; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 9-60-BZ

APPLICANT—Maxfield Blaubeux for Jerome Avenue Brooklyn, Incorporated, owner.

SUBJECT—Application January 7, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a "D" area district, the erection of a one story extension to the present two story building for use as an addition to the existing Post Office and occupying more than the permitted area coverage.

PREMISES AFFECTED—2602-2628 East 18th Street, west side, from Avenue Z to Jerome Avenue, 1714-1724 Avenue Z and 1721-1723 Jerome Avenue, Block 7462, Lots 6 and 7, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Maxfield Blaubeux, Irving R. Rosenthal and Anthony Chiaramonte.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 22, 1959 acting on Alt. Applic. No. 3879-59, reads:

"1. On a lot located in a D area district the proposed extension of the existing building to exceed the permitted area is contrary to Art. IV Sec. 14(c) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a D area district, the erection of a one-story extension to the present two-story building, for use as an addition to the existing Post Office, and occupying more than the permitted area, *on condition* that the work shall be done in accordance with drawings filed herewith dated January 7, 1960, 7 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 59-60-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Harry Levy, owner.

SUBJECT—Application January 26, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the maintenance of an existing extension to an existing dwelling with less than the required distance from the rear lot line and setback from the street line.

PREMISES AFFECTED—219-04 Stewart Road, southeast corner of 219th Street, Block 7794, Lot 460, Queens Village, Borough of Queens.

### APPEARANCES—

For Applicant: Peter Casini.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 11, 1960 acting on Alt. Applic. No. 619-56, reads:

"1. The proposed erection of an extension in the req'd. 20'-0" clearance from the rear lot line in a G-1 district is contrary to Sec. 16-C(d) of the Z.R.

2. The proposed erection of an extension less than 15'-0" from the street line in a G-1 district is contrary to Sec. 16-C (b) of the Z. R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a G-1 area district, the maintenance of an existing extension to an existing dwelling, with less than the required distance from the rear lot line and setback from the street line, *on condition* that the work shall be done in accordance with drawings filed with this application dated January 26, 1960, 2 sheets and June 30, 1960, 5 sheets revised; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 70-60-BZ

APPLICANT—John F. Fitzsimons for Lorma Restaurant, Incorporated, owner.

SUBJECT—Application February 2, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the accessory parking to an existing restaurant from the local retail use into the residence use portion of the plot.

PREMISES AFFECTED—167-19 Northern Boulevard, and 41-10 to 41-28 168th Street, northwest corner, and 40-51 167th Street, Block 5342, Lots 1, 64 and 11, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1960 acting on Alt. Applic. No. 2595-59, reads:

"1. The proposed extension of accessory parking from local retail portion of premises into the residence

portion of premises is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a local retail and residence use district, the extension of the accessory parking to an existing restaurant from the local retail use into the residence use portion of the plot, *on condition* that the work shall be done in accordance with drawings filed with this application dated February 2, 1960, 7 sheets; that the existing curb cut at the north end of the street front on 168th Street shall be closed; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 105-60-BZ

APPLICANT—Harry G. Savran for Greenpoint Warehouse Terminal Co., Incorporated, owner.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district the maintenance of a drug store on the first floor of an existing multiple dwelling occupied by doctors' offices.

PREMISES AFFECTED—1749 Grand Concourse, northwest corner Clifford Place and 1740 Walton Avenue, northeast corner Clifford Place, Block 2822, Lot 19, Borough of The Bronx.

## APPEARANCES—

For Applicant: Harry M. Savran.

For Opposition: Richard Cohen.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 8, 1960 acting on Alt. Applic. No. 30-1960, reads:

"A-1. The proposed Drug Store use on the First Floor of a thirteen story Pent House fireproof class "A" New Law Tenement which is located in a Residence District is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

Whereas, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 30-1960, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.



# MINUTES

## 129-60-BZ

APPLICANT—Paul Friedman for C.R.H.O., Incorporated, owner; General Outdoor Advertising Company, lessee  
SUBJECT—Application February 25, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, non-automatic car washing, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) cars and ground sign in a retail use district, for a term of fifteen (15) years.

PREMISES AFFECTED—106-19 Rockaway Boulevard northwest corner of 107th Street, Block 11473, Lot 7, Ozone Park, Borough of Queens.

### APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox, and

Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 18, 1960 acting on N.B. Applic. No. 4711-59, reads:

"1. The erection of a gasoline service station, lubrication, auto washing (non-automatic), office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than 5 cars in a retail use district is contrary to Art. II Sec. 4-A of the Zoning Resolution.

2. The proposed ground sign in a retail use district is contrary to Art. II Sec. 4-A of the Zoning Resolution.

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e, f and i of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 4711-59, Objection Nos. 1 and 2 be and it hereby is affirmed and that the application be and it hereby is denied.

## 210-60-BZ

APPLICANT—Casale and Nowell for Arthur B. Krim, owner.

SUBJECT—Application March 21, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, "B" area district in an existing five (5) story, cellar and sub-cellar building occupied as a one family dwelling, the erection of a one story rear extension to cover the entire lot that exceeds the permitted area coverage and does not provide the required rear yard.

PREMISES AFFECTED—33 East 69th Street, north side, 150 feet west of Park Avenue, Block 1384, Lot 30, Borough of Manhattan.

### APPEARANCES—

For Applicant: Burton F. Nowell and Alvin F. Gunther.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960, after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1960, acting on Alt. Applic. 1840-59, reads:

"3. Proposed extension of residence building in B area district in excess of 65% of unoccupied portion of lot is contrary to Sec. 12(b) of Z.R.

Provide rear yard as per Sec. 17 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, to permit in a residence use, B area district, in an existing five (5) story, cellar and subcellar building, occupied as a one family dwelling, the erection of a one story rear extension to cover the entire lot that exceeds the permitted area coverage and does not provide the required rear yard, on condition that the work shall be done in accordance with drawings filed with this application dated March 21, 1960, 16 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 220-60-BZ

APPLICANT—Frederick A. Ketcher for Louis Fayne, owner.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district the maintenance of a lot for the storage of more than five (5) motor vehicles for a stated term of five years.

PREMISES AFFECTED—204-208 West 147th Street, south side, 100 feet west of 7th Avenue, Block 2032, Lots 38, 39, 40, 41 and 42 Borough of Manhattan.

### APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960, after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 1, 1960, acting on Alt. Applic. 251-60, reads:

"Parking and storage of more than 5 motor vehicles in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use dis-



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strict regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, to permit in a residence use district the maintenance of a lot for the storage of more than five motor vehicles for a stated term of five (5) years, *on condition* that the work shall be done in accordance with drawings filed with this application dated March 25, 1960, 3 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 221-60-BZ

APPLICANT—Frederick A. Ketcher for Louis Fayne, owner.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district the maintenance of a lot for the storage of more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—214-216 Bennett Avenue, west side, 819 feet north of West 187th Street, Block 2180, Lot 543, Borough of Manhattan.

## APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960, after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 1, 1960, acting on Alt. Applic. 252-60, reads:

"Parking and storage of more than 5 motor vehicles in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolutions."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, to permit in a residence use district, the maintenance of a lot for the storage of more than five motor vehicles for a stated term of five (5) years, *on condition* that the work shall be done in accordance with drawings filed with this application dated March 25, 1960, 3 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

## REGULAR MEETING

TUESDAY AFTERNOON, JULY 12, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

## 242-28-A—Vol. II

APPLICANT—Elliot Saltzman for Standard Realty Mgt. Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete which expired January 24, 1960—re Appeal from a decision of the Borough Superintendent; re egress, fire escape not an acceptable second means; previously granted on condition.

PREMISES AFFECTED—565-567 Broadway and 82-86 Prince Street, southwest corner, Block 498, Lot 5, Borough of Manhattan.

## APPEARANCES—

For Applicant: Elliot Saltzman.

ACTION OF BOARD—Appeal reopened, resolution amended and time extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1959, by adding thereto:

"that the winders near the ceiling of the first floor, in the main stair between the first and second stories, may remain as shown on revised drawings marked 'Received June 29, 1960', 6 sheets; and that all permits shall be obtained and all work completed within one year from the date of this *amended* resolution." (Alt. Applic. 1877/58)

## 226-45-A

APPLICANT—Samuel R. Buxbaum for My-R Construction Corp., owner; 872 Gerard Avenue Corp., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 24, 1960—re Appeal from a decision of the Borough Superintendent; previously granted for a temporary term.

PREMISES AFFECTED—872 Gerard Avenue and 81-95 East 161st Street, northeast corner (2nd floor) Block 2476, Lot 56, Borough of The Bronx.

## APPEARANCES—

For Applicant: Samuel R. Buxbaum.

ACTION OF BOARD—Appeal reopened and term extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 16, 1945 on certain conditions; and

WHEREAS, the term of variance was last extended on June 24, 1958; and

WHEREAS, the applicant requested a further extension of the term of variance.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* its resolution adopted on October 16, 1945, as *amended* through June 24, 1958, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"that the present occupancy of the second floor east, consisting of dress store, may be continued for a term of two years from the date of this *amended* resolution, provided there is no manufacturing carried on; that such portable fire-fighting appliances shall be installed as the Fire Commissioner shall direct; and that a new certificate of occupancy shall be obtained." (Alt. 594/54)

## 264-45-A—Vol. II

APPLICANT—Philip Freshman for M & J Knitcraft Company, Incorporated, owner.



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SUBJECT—Application reopened May 3, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re extension and arrangement of existing factory.

PREMISES AFFECTED—1052-1054 Greene Avenue, south-side, 51 feet, 8 inches west of Broadway, Block 1623, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 30, 1960 on Alt. Applic. 3148-59, reads:

"1. These premises were the subject of a B.S.&A. variance in connection with the exits under Cal. #264-45-A. The extension of the building in height and area and the proposed arrangement are contrary to said variance."

and

WHEREAS, the applicant states that the building is 40 feet by 100 feet in area, 3 stories, 39 feet high, of class 1 construction, located in business and manufacturing use, C area, class 1 height district, built in 1895, now used and occupied since 1958: cellar—ground, storage, boiler room and factory, 1 person; 1st floor—125 pounds Live Load, stock room, tool room, factory knitting of garments and 1 dressing room, 10 persons; 2nd floor—125 pounds Live Load, office, shipping, factory for garments, 40 persons; 3rd floor—125 pounds Live Load, stock room and factory for garments, 22 persons; that the legal occupancy in accordance with Certificate of Occupancy #114914 issued August 6, 1946 against Alt. Applic. 337-45 is: Cellar—ground, storage; 1st floor—125 pounds Live Load, shipping, manufacturing and storage, 20 persons; 2nd floor—125 pounds Live Load, manufacturing briar pipes, 20 persons; 3rd floor—125 pounds Live Load, offices, 7 persons; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the exits were accepted under Volume I; that a 1 story class 3, 10 feet by 40 feet rear extension was illegally constructed; that the use of the building was changed from originally approved; that factory use is now extended; that all factory use will be in accordance with the Zoning Resolution; that the exits will remain and consist of an interior 3 foot steel stair in masonry enclosures and a front Labor Law type fire escape; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the appeal should not be granted.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 3148-59, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 487-58-A

APPLICANT—New York City Transit Authority, lessee, for City of New York, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired July 6, 1959—re Appeal from a decision of the Fire Commissioner re: installation of six Diesel oil tanks, previously granted on condition.

PREMISES AFFECTED—66-99 Fresh Pond Road, north side of right-of-way, 150 feet east of Fresh Pond Road, Block 3619, Lot 3, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Thomas H. Normile.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 6, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 6, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one year from the date of this *amended* resolution."

## 647-59-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Steingut for Grand Iron Works, Incorporated, lessee; Tifran Realty Corporation, owner.

SUBJECT—Application October 8, 1959—Appeal from an order and a decision of the Fire Commissioner—re spraying equipment.

PREMISES AFFECTED—500-534 Worthen Street, east side, 400 feet north of Oakpoint Avenue, Block 2768, Lot 125, Borough of The Bronx.

APPEARANCES—

For Applicant: Nathan C. Horwitz.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision and order of the Fire Commissioner dated September 10, 1959 on Order No. 3159-9, reads:

"1. Provide a spray booth and auxiliary equipment and storage facilities in conformity with the Spray Rules of the Board of Standards and Appeals, C19-84.0, Administrative Code, and Section 665, Greater New York Charter.

NOTE: Additional requirements may be made with regard to spraying operations and equipment, upon re-inspection of premises.

2. OR COMPLY WITH THE FOLLOWING:

Reduce the storage of spraying, dipping or immersing materials on the premises so that the total amount of material stored does not exceed 20 gallons, and the quantity of such materials used in a day does not exceed 2 quarts, in which instance a permit is not required. Rule 1.1, Spray Rules."

and

WHEREAS, the applicant states that the building is 400 feet by 100 feet in area, 1 story, 40 feet high, of class 1 construction, located in unrestricted use, A area, class 1½ height district, built in 1946, now used and occupied since 1946: 1st floor—structural steel fabricating plant, 45 persons; and

WHEREAS, the applicant states that this is one of the buildings of the Grand Iron Works, Inc., who maintains and operates a steel plant for the fabrication of structural steel beams; that the plant consists of 3 fabricating buildings and a tool and paint storage building; that steel beams are drilled, riveted, welded and shaped, and shop-sprayed with a rust resisting coating; that the steel beams weigh many tons and are of varied great lengths; that their movement requires large open spaces in height and areas and many large door openings; that they are moved individually by means of overhead cranes, without assembly lines or continuously moving equipment; that steel beams readied for a spray coating are set down in a horizontal position resting directly on the floor, in sections of the buildings set aside



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for such use; that each fabricating building has one such section; that no open flames or coating equipment are maintained in these sections; that one 50 gallon drum of spray material is used in a section; that the spray operator places a tube in the drum, the tube being connected to an air compressor and to a hand operated spray nozzle held by the operator; that the operator walks around the beam as he controls the spraying, in a manner similar to applying a paint brush; that the method of spraying employed here has been approved by the New York State Labor Department; that there is no accumulation of over-spray deposits on the floor or on the premises; that no drying equipment is used; that there are ten 50 gallon drums of spray material stored in a paint storage building, under permit from the Fire Department; that delivery and use to the respective spraying areas is limited to a single drum at any one time; that the spray material is commercially designated as M. J. Merkin Red-oxide #4550 and has a flash-point of over 108°F, and is not a volatile liquid; that this is the only type of spray material used; that the large open areas in the buildings, and the door and window openings, provide an adequate, continuous supply of natural ventilation; that there are no combustible materials or inflammable solvents stored or used, and no explosive vapor air mixtures present at any time; that plant operations are under the supervision of qualified, competent employees holding Certificates of Fitness from the Fire Department; and

WHEREAS, the spray equipment is used in incombustible, Class One buildings, and used in spaces which are not confined.

Resolved, that the Order of the Fire Commissioner dated September 10, 1959, acting on Order No. 3159-9 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the buildings in which the equipment is used are in accordance with drawing filed with the application dated May 27, 1960, 4 sheets; that the material used is not highly volatile and has a flash point of not less than 108°F; that the quantity of material used in one day shall not exceed twenty gallons; that the paint shall be an approved paint; that the spaces which are now vacant shall not be occupied in the future by any use or occupancy requiring a permit from the Fire Commissioner for storage of inflammable or combustible materials; and that all other laws, rules and regulations shall be complied with.

## 648-59-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Steingut, for Grand Iron Works, Incorporated, lessee; Randco Realty Corporation, owner.

SUBJECT—Application October 8, 1959—Appeal from an order and a decision of the Fire Commissioner—re spraying equipment.

PREMISES AFFECTED—501-527 Worthen Street, west side, 300 feet north of Oakpoint Avenue, Block 2768, Lot 65, Borough of The Bronx.

## APPEARANCES—

For Applicant: Nathan C. Horwitz.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision and an order of the Fire Commissioner dated September 9, 1959 on Order No. 3160-9, reads:

"1. Provide a spray booth and auxiliary equipment facilities in conformity with the Spray Rules of the Board of Standards and Appeals. C19-84.0, Administrative Code, and Section 665, Greater New York Charter.

Note: Additional requirements may be made with regard to spraying operations and equipment, upon re-inspection of premises.

## 2. OR COMPLY WITH THE FOLLOWING:

Reduce the storage of spraying, dipping or immersing materials on the premises so that the total amount of material stored does not exceed 20 gallons, and the quantity of such materials used in a day does not exceed 2 quarts, in which instance a permit is not required. Rule 1.1, Spray Rules."

and

WHEREAS, the applicant states that the building is 100 feet by 300 feet in area, 1 story, 40 feet high, of class 1 construction located in unrestricted use, A area, class 1½ height district, built in 1953, now used and occupied since 1953: 1st floor—structural steel fabricating plant, 10 persons; and

WHEREAS, the applicant states that this is one of the buildings of the Grand Iron Works, Inc., who maintains and operates a steel plant for the fabrication of structural steel beams; that the plant consists of 3 fabricating buildings and a tool and paint storage building; that steel beams are drilled, riveted, welded and shaped, and shop-sprayed with a rust resisting coating; that the steel beams weigh many tons and are of varied great lengths; that their movement requires large open spaces in height and areas and many large door openings; that they are moved individually by means of overhead cranes, without assembly lines or continuously moving equipment; that steel beams readied for a spray coating are set down in a horizontal position resting directly on the floor, in sections of the buildings set aside for such use; that each fabricating building has one such section; that no open flames or coating equipment are maintained in these sections; that one 50 gallon drum of spray material is used in a section; that the spray operator places a tube in the drum, the tube being connected to an air compressor and to a hand operated spray nozzle held by the operator; that the operator walks around the beam as he controls the spraying, in a manner similar to applying a paint brush; that the method of spraying employed here has been approved by the New York State Labor Department; that there is no accumulation of over-spray deposits on the floor or on the premises; that no drying equipment is used; that there are ten 50 gallon drums of spray material stored in a paint storage building, under permit from the Fire Department; that delivery and use to the respective spraying areas is limited to a single drum at any one time; that the spray material is commercially designated as M. J. Merkin-Red-oxide #4550 and has a flash-point of over 108°F, and is not a volatile liquid; that this is the only type of spray material used; that the large open areas in the buildings, and the door and window openings, provide an adequate, continuous supply of natural ventilation; that there are no combustible materials or inflammable solvents stored or used, and no explosive vapor air mixtures present at any time; that plant operations are under the supervision of qualified, competent employees holding Certificates of Fitness from the Fire Department; and

WHEREAS, the spray equipment is used in incombustible, Class One buildings, and used in spaces which are not confined.

Resolved, that the Order of the Fire Commissioner dated September 9, 1959, acting on Order No. 3160-9 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the buildings in which the equipment is used are in accordance with drawings filed with this application dated May 27, 1960, 4 sheets; that the material used is not highly volatile and has a flash point of not less than 108°F; that the quantity of material used in one day shall not exceed twenty gallons; that the paint shall be an approved paint; that the spaces which are now vacant shall not be occupied in the future by any use or occupancy requiring a permit from the Fire Commissioner for storage of inflammable or combustible materials; and that all other laws, rules and regulations shall be complied with.

## 649-59-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Steingut, for Grand Iron Works, Incorporated, lessee;



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Worthen Realty Corporation, owner.  
SUBJECT—Application October 8, 1959—Appeal from an order and a decision of the Fire Commissioner,—re spraying equipment.  
PREMISES AFFECTED—1150 Oakpoint Avenue, south-side, 75 feet east of Truxton Street, Block 2771, Lot 30, Borough of the Bronx.  
APPEARANCES—

For Applicant: Nathan C. Horwitz.  
ACTION OF BOARD—Appeal granted on condition.  
THE VOTE—  
Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

THE RESOLUTION—  
WHEREAS, the decision and an order of the Fire Commissioner, dated September 10, 1959 on Order No. 3596-9, reads:

"1. Provide a spray booth and auxiliary equipment and storage facilities in conformity with the Spray Rules of the Board of Standards and Appeals. C19-84.0, Administrative Code and Section 665, Greater New York Charter.

NOTE: Additional requirements may be made with regard to spraying operations and equipment, upon re-inspection of premises.

or

2. Reduce the storage of spraying, dipping, or immersing materials so that the total amount of material stored does not exceed 20-gallons, and the quantity of such materials used in a day does not exceed 2-quarts, in which instance a permit is not required.  
Rule 1.1, Spray Rules."

and

WHEREAS, the applicant states that the building is 100 feet by 30 feet in area, 1 story, 40 feet high, of Class 1 construction, located in unrestricted use, A area, Class 1½ height district, built in 1957, now used and occupied since 1957: 1st floor—structural steel fabricating plant, 6 persons; and

WHEREAS, the applicant states that this is one of the buildings of the Grand Iron Works, Inc., who maintains and operates a steel plant for the fabrication of structural steel beams; that the plant consists of 3 fabricating buildings and a tool and paint storage building; that steel beams are drilled, riveted, welded and shaped, and shop-sprayed with a rust resisting coating; that the steel beams weigh many tons and are of varied great lengths; that their movement requires large open spaces in height and areas and many large door openings; that they are moved individually by means of overhead cranes, without assembly lines or continuously moving equipment; that steel beams readied for a spray coating are set down in a horizontal position resting directly on the floor, in sections of the buildings set aside for such use; that each fabricating building has one such section; that no open flames or coating equipment are maintained in these sections; that one 50 gallon drum of spray material is used in a section; that the spray operator places a tube in the drum, the tube being connected to an air compressor and to a hand operated spray nozzle held by the operator; that the operator walks around the beam as he controls the spraying, in a manner similar to applying a paint brush; that the method of spraying employed here has been approved by the New York State Labor Department; that there is no accumulation of over-spray deposits on the floor or on the premises; that no drying equipment is used; that there are ten 50 gallon drums of spray material stored in a paint storage building, under permit from the Fire Department; that delivery and use to the respective spraying areas is limited to a single drum at any one time; that the spray material is commercially designated as M. J. Merkin Red-oxide #4550 and has a flash-point of over 108°F, and is not a volatile liquid; that this is the only type of spray material used; that the large open areas in the buildings, and the door and window openings, provide

an adequate, continuous supply of natural ventilation; that there are no combustible materials or inflammable solvents stored or used, and no explosive vapor air mixtures present at any time; that plant operations are under the supervision of qualified, competent employees holding Certificates of Fitness from the Fire Department; and

WHEREAS, the spray equipment is used in incombustible, Class One buildings, and used in spaces which are not confined.

Resolved, that the Order of the Fire Commissioner, dated September 10, 1959, acting on 3596-9, he and it hereby is modified and that the appeal be and it hereby is granted on condition that the buildings in which the equipment is used are in accordance with drawings filed with this application dated May 27, 1960, 4 sheets; that the material used is not highly volatile and has a flash point of not less than 108°F; that the quantity of material used in one day shall not exceed twenty gallons; that the paint shall be an approved paint; that the spaces which are now vacant shall not be occupied in the future by any use or occupancy requiring a permit from the Fire Commissioner for the storage of inflammable or combustible materials; and that all other laws, rules and regulations shall be complied with.

## 863-59-A

APPLICANT—Harry Hurwit for Kurt Frontheim, owner.  
SUBJECT—Application December 15, 1950—Appeal from a decision of the Borough Superintendent—re egress.  
PREMISES AFFECTED—336-340 Canal Street, south side, 25 feet 11 inches east of Church Street, Block 210, Lot 5, Borough of Manhattan.  
APPEARANCES—

For Applicant: Harry Hurwit.  
ACTION OF BOARD—Appeal granted on condition.  
THE VOTE—  
Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1959 on Alt. Applic. 1306-59, reads:

"1—Provide a second means of egress as required by Section 271 Labor Law."

and

WHEREAS, the applicant states that the building is 51 feet by 49 feet 11½ inches in area, 8 stories high, of class 3 construction, located in unrestricted use, B area, class 2 height district, built in 1894, used and occupied since 1920 as follows: 1st floor—stores (store #1—Maritime Switchboard Co., switchboard and electronics supplies; store #2—Dentmill Textile Co.; store #3—Cattone Electronic Co., electronic and optical supplies; store #4—Cementex Co., laytex compound;) 2nd floor east—Cattone Electric Co.; 2nd floor west—Cementex Co.; 3rd floor west—Cementex Co.; 3rd floor east—Standard Manufacturing Co.; 4th floor west—now vacant; 4th floor east—Tex Technionice (electronic supplies; 5th floor east—now vacant; 5th floor west—Maritime Switchboard; 6th floor—Centurian Motor products (auto accessories and instruments); 7th floor and 8th floor—now vacant; and

WHEREAS, the applicant states that the premises has a fireproof stairway, 2 feet 6 inches wide and two fire escapes with 45 degree stairs and counterbalanced stairs on front of the building; that all doors and windows on the course of said fire escape are fireproof self-closing; that said building has an approved sprinkler system throughout and a fire alarm system; that the ceiling of the cellar and all the stores are metal; that some of the ceilings on the floors above are metal and some are wood; that it is proposed that all the existing wooden ceilings throughout the building shall be covered with Fire Code 60; that the area of the building is very small and any requirement for an additional stairway would reduce the area of each floor to an extent



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making it impractical for any factory use or for any other commercial use whatsoever; that this would create a great hardship almost to a point of confiscation; that the applicant now proposes to enclose the present iron grille elevator shaft with wire lath and Portland Cement plaster over metal lath; that the iron grille doors will be covered with 20 gauge metal; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated November 18, 1959, acting on Alt. App. 1306-59 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that building conform to drawings filed with this appeal dated December 15, 1959, 2 sheets and June 1, 1960, 5 sheets; that the existing elevator shaft be enclosed with wire lath and Portland cement plaster on both sides, as noted on the drawings; and that all other laws, rules and regulations shall be complied with and a certificate of occupancy obtained.

## 916-59-A

APPLICANT—Charles L. Koester for Arnold R. Belosic, owner.

SUBJECT—Application December 31, 1959—Filed pursuant to Section 36, Article 3, of the General City Law—re building not fronting on legal street.

PREMISES AFFECTED—43-24 Cornell Lane, west side, 247.16 feet north of Northern Boulevard, Block 8129, Lot 155, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester, Jr., and Arnold R. Belosic.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 29, 1959 on N.B. Applic. 2084-59, reads:

"1. Proposed erection of a dwelling on a lot which does not have access to a street or highway as shown on official city maps is contrary to General City Law Article #3, Section 36."

and

WHEREAS, the applicant states that the proposed building will be 25 feet 8 inches by 48 feet in area, 2 stories, 17 feet high, of class 4 construction, located in residence use, E-1 area, class ½ height district; that the proposed use and occupancy will be: 1 family dwelling and 2 car garage in basement; and

WHEREAS, the applicant states that there are nine (9) houses on Cornell Lane at present; that the lane is a 12 feet wide unpaved street; and

WHEREAS, the Board has been advised by the President of the Borough of Queens that the records show that Cornell Lane is a private street about 12 feet wide, located north of Northern Boulevard between Marathon Parkway and Little Neck Parkway; that there is no map now being made which would incorporate this street in the final map street system of the Borough of Queens.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. App. 2084-59, Objection No. One, dated December 29, 1959, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this application dated December 31, 1959, 3 sheets, and May 6, 1960, one sheet; that all laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy be obtained.

## 102-60-A

APPLICANT—Hady H. Craigwell for Hylas Strangs, owner.

SUBJECT—Application February 17, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 231 of the Multiple Dwelling Law—re egress. PREMISES AFFECTED—1060 Grant Avenue, east side, 157 feet south of East 166th Street, Block 2448, Lot 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Hady H. Craigwell.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper and Commissioner Becker .... 4

Negative: Commissioner Fox ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 15, 1960 on Alt. Applic. 1301-56, reads:

"A-14 Provide fire escapes or 2nd means of egress for front apts. at 2nd and 3rd stories as per Sec. 231 of the M.D.L. (The sprinkler system installed in the public halls eliminates only the requirement for fire retarding of public halls as per Sec. 238 subdiv. 7 of the M.D.L.)"

and

WHEREAS, the applicant states that the building is 20 feet by 54 feet in area, 3 stories, 35 feet high, of class 3 construction, located in residence use, B area, class 1½ height district, built in 1899, now used and occupied since 1959: cellar—boiler room; 1st floor—1 apartment; 2nd and 3rd floors—2 apartments each floor; that there is no proposed change in use and occupancy; and

WHEREAS, the applicant states that Alteration Application #1301/56 was filed to subdivide the 2nd and 3rd floor apartments and among other things called for the fire retarding of the public halls and a fire escape at the front; that the rear fire escape was existing; that during the course of construction, it was decided that a sprinkler system would be more desirable; that an amendment was filed to substitute the fire retarding and fire escape with a public hall sprinkler installation, which was approved under Misc. (Spr.) #128-58 and installed; that during the final procedures pending issuance of Certificate of Occupancy the Department discovered that the substitution was approved in error and then required the front fire escape; that the fire escape installation would actually mean double compliance in a building and would place a financial burden upon the owner; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated February 15, 1960, acting on Alt. App. 1301-56 Objection No. A-14 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawing filed with this appeal dated February 17, 1960, one sheet; that the present public hall sprinkler system be maintained; that rockwool be blown in between the studs of the public hall partitions on all floors; and that a certificate of occupancy be obtained.

## 123-60-A

APPLICANT—Samuel Garnett for Raalbro Realty Corporation, owner.

SUBJECT—Application February 24, 1960—appeal from a decision of the Borough Superintendent—re Class III Construction, factory height excessive.

PREMISES AFFECTED—36 West 38th Street, southside, 412 feet east of Avenue of the Americas, Block 839, Lot 67, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Garnett.

ACTION OF BOARD—Appeal granted on condition.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 27, 1960 on Alt. Applic. 821-59, reads:

"The addition of a floor to a class III 6 story factory exceeds the tabular height limits and violates Sec. 271 of L.L., 4.2.1 B.C."

and

WHEREAS, the applicant states that the building is 21 feet by 98.9 feet in area, 7 stories, 60 feet high, of class 3 construction, located in unrestricted use, B area, class 1½ height district, built prior to 1914, now used and occupied since 1959, substantially in accordance with Certificate of Occupancy #2705 issued in 1921 against Alt. Applic. 2442-20; that the proposed use and occupancy will be the same: cellar—heating and storage; 1st floor—store, 15 persons; mezzanine—office, 10 persons; 2nd to 6th floors—showroom and factory, 15 persons each floor; and

WHEREAS, the applicant states that the 1st story was about 16 feet high with a mezzanine covering about 25% of the floor area; that last year the owner had to repair a section of this mezzanine and continued the construction for the full depth of the floor, in effect adding a full floor to the building; that this application is designed to legalize this construction; that this new floor will be used only as an office; that it will comply fully with the building code requirements for egress and construction; that to maintain and in fact improve the safety of the building, the owner will install a sprinkler system throughout; that there has been no increase in height of the building; that the security of the stairway will not be changed; that the installation of a sprinkler system will add considerably to the safety of the building; that the exits consist of a 4 foot steel stair enclosed in 1 hour partitions with fireproof self-closing doors; that the secondary egress is through a rear Labor Law type fire escape; that the termination of this fire escape is through a 1 hour passageway, connecting 2nd floor balcony with the main stair at the 1st floor; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended granting on certain conditions;

*Resolved*, that the decision of the Borough Superintendent, dated January 27, 1960, acting on Alt. Applic. 821/59, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall conform with drawings filed herewith dated February 24, 1960, 9 sheets; that there shall be only one tenant per floor; that the building shall be sprinklered throughout and a Certificate of Occupancy shall be obtained.

## 126-60-A

APPLICANT—William Karas for City of New York, Dept. of Public Works, owner.

SUBJECT—Application February 19, 1960—appeal from a decision of the Borough Superintendent—re location of gasoline dispensers.

PREMISES AFFECTED—205-235 East 20th Street, north side, 75 feet east of 3rd Avenue and 228-234 East 21st Street, Block 901, Lots 6, 9, 14, 41, 42, 43 and 44, Borough of Manhattan.

## APPEARANCES—

For Applicant—Bernard Josephson, Dept. Public Works, Irving Levett, Jacob J. Katz, Police Dept. and Robert E. Wall.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 11, 1960 and February 11, 1960 on Misc. Applic. 3180-59, reads:

"1—No pumps shall be allowed on any floor below the street level. Chapt. C19-70.0 subdiv. c.  
Reconsideration denied."

and

WHEREAS, the applicant states that the proposed building will be 335 feet by 184 feet irregular in area, 8 stories, 104 feet 5 inches high, of class 1 construction, located in local retail and retail use, B area, class 1½ height district; that the proposed occupancy will house the Police Academy, a double Precinct Station, Division and Borough Offices and other major Administrative Patrol and Detective Units of the Police Department; and

WHEREAS, the applicant states that the installation of gasoline tanks and pumps would provide gasoline service for radio motor cars on patrol in this precinct; that if such a facility were not available these cars would of necessity refuel at remote locations with a consequent loss in patrol coverage in this important mid-town area; that specialized police units also houses in this building, such as the Emergency Service Squad, the Police Laboratory and the Medical Bureau, are called upon to respond at irregular hours during the day and night on Police Duty; that the handicap of not having gasoline service situated within their base of operations would tend to seriously impair their efficiency and to cause loss of valuable time in responding to scenes of police emergencies requiring their specialized services; that critical time could be lost in remote refueling; that **because of the limited site conditions, there is no outside yard available for gasoline services; that due to the complex nature of the planning and mandatory control conditions required for the various agencies using the buildings, no space above the cellar level could be made available for garage and fuel servicing functions; that the garage area has been designed for maximum safety in conformity with code requirements with prescribed fire partitions, remote exits, 1½ hour fire rated doors, sprinklers and stand pipe system; that mechanical ventilation has been provided as required by Code and is supplemented by fixed louvers near the pumps for natural ventilation; that the pumps have been remotely connected with no motors at dispensers; that storage tanks are encased in concrete in an unexcavated area below the cellar floor and are vented to the roof in concrete encased pipes.**

*Resolved*, that the decision of the Borough Superintendent, dated January 11, 1960 and February 11, 1960, acting on Misc. App. 3180-59, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal dated February 19, 1960, one sheet, April 7, 1960, 3 sheets, and June 2, 1960, 2 sheets; on the further condition that there be at least four changes of air per hour provided by the ventilating system in the garage portion of the building; and that all other laws, rules and regulations be complied with.

## 137-60-A

APPLICANT—Joseph Nirenberg for Clare Marks, owner.

SUBJECT—Application reopened June 28, 1960 for reconsideration under Article IV, Rule 5, Rules of Procedure—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 56 of the Multiple Dwelling Law re—increase in occupancy, with a frame structure on the same lot; previously dismissed for lack of jurisdiction.

PREMISES AFFECTED—2823 West 29th Street, east side, 175 feet south of Neptune Avenue, Block 7011, Lot 79, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Joseph Nirenberg.

ACTION OF BOARD—Appeal granted on condition.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper and Commissioner Becker.... 4  
Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 29, 1960 on Alt. Applic. 3243-59, reads:

"1. The increase in occupancy in a new law tenement with a frame structure on the same lot is contrary to Sec. 56 SUB. 5."

and

WHEREAS, the applicant states that the building is 20 feet 6 inches by 79 feet 10 inches in area, 2 stories, 28 feet high, of class 3 construction, located in residence use, C area, class 1 height district, built in 1925, now used and occupied since 1932: cellar—ordinary and 1 apartment, 1 family; 1st and 2nd floors—2 apartments, 2 families on each floor; and

WHEREAS, the applicant states that there is on the rear of the same lot a frame bungalow built under Alt. Applic. 3572-18; that the cellar apartment of the front building built under N.B. Applic. 12867-25 is the subject of this appeal; and

WHEREAS, the applicant contends that under Alt. Applic. 3572/18, a 1-story bungalow was moved from another location and set at the rear of this lot; that under Tenement House N.B. 798/25, Certificate of Occupancy 180/26, a 2-story four family brick building was erected on the front part of this lot; that this building, when erected, was outside the Fire Limits; that Sections 31 and 38 of Tenement House Laws permitted them the altering of a building even if the building was of frame; that the Board may act in this case under Section 310, subdivision 5 of the Multiple Dwelling Laws; that Section 56 specifically states that no building on the same lot with frame structure may be altered to increase the height, bulk, apartments or rooms; that no such increase will take place here, as an apartment existed from about the time the building was erected.

Resolved, that the decision of the Borough Superintendent, dated February 29, 1960, acting on Alt. App. 3243-59 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work conform to that shown on drawings filed with this appeal dated February 29, 1960, 2 sheets, on the *further condition* that the Multiple Dwelling Law be compiled with; that all other laws, rules and regulations applicable be complied with; and that a certificate of occupancy be obtained.

## 213-60-A

APPLICANT—De Rose and Cavalieri for 535-539 East 75th Street Corporation, owner; Alex Karten, president.

SUBJECT—Application March 22, 1960—Appeal from a decision of the Borough Superintendent re—factory, horizontal extension.

PREMISES AFFECTED—535-539 East 75th Street, north side, 64 feet 8½ inches west of Franklin D. Roosevelt Drive, Block 1487, Lot 23, Borough of Manhattan.

## APPEARANCES—

For Applicant: George J. Cavalieri and Alexander Karten.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox, and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1960 on Alt. Applic. 1062-55, reads:

"5. Since the increase in the horizontal extension is more than 25%, this building should be made to comply with Sec. 270 L.L."

and

WHEREAS, the applicant states that the building is 72 feet 4 inches by 70 feet in area, 5 stories, 60 feet high, of class 3

construction, located in unrestricted use, B area, class 1½ height district, built in 1892, now used and occupied since before 1913; cellar—storage and boiler room; 1st floor—factory (laundry); 2nd floor—factory (woodworking); 3rd and 4th floors—factory (upholstery manufacturing); 5th floor—factory (furniture manufacturing); 30 persons each floor; that the proposed use and occupancy will be the same, except that the 2nd and 3rd floors—50 persons each floor instead of 30 persons; that the applicant proposes to legalize a present 1st story extension and build a 2nd and 3rd story extension so that the area of the 1st floor will be 72 feet 4 inches by 100 feet; that the area of 2nd and 3rd floors will be 72 feet 4 inches by 96 feet 2 inches; and

WHEREAS, the applicant states that the exits consist of an interior 3 feet 10 inches wide wood stair enclosed in metal lath and plaster partitions with fireproof self-closing doors; that the 2nd egress is through a 45° stair Labor Law type fire escape on the front of the building; that the building is now equipped with a two-source sprinkler system throughout; and

WHEREAS, the Board after thorough consideration of this appeal recommended that it be not granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1062/55, Objection No. 5, dated March 4, 1960, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 245-60-A

APPLICANT—Julius, S. Rapson for Joseph Parinello, owner; American Service Stations, lessee.

SUBJECT—Application April 1, 1960—Filed pursuant to Section 35 of the General City Law—re construction in bed of mapped street—proposed 98th Street.

PREMISES AFFECTED—97-09 Rockaway Boulevard, north side, 18 feet west of mapped 98th Street, Block 9169, Lot 47, South Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, vice Chairman Kleinert,  
Commissioner Sleeper and Commissioner Becker.... 4  
Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 2, 1960 on Alt. Applic. 169-60, reads:

"The proposed one story brick bldg., in the bed of street (highway) as shown on City Final Maps is contrary to Sec. 35 of the General City Laws."

and

WHEREAS, the applicant states that the building is 59 feet by 30 feet in area, 1 story, 15 feet high, of class 3 construction, located in unrestricted use, D and A areas, class 1 height district, built in 1951, now used and occupied since 1952: 1st floor—gasoline service station, repair shop, body and fender repairs, painting and spraying on the premises in the open, using one quart sprayer and spraying not more than 2 quarts of paint in any one day. Parking of more than 5 motor vehicles and storage of not more than 10 gallons of paint, 5 persons; substantially in accordance with Certificate of Occupancy #Q79723 issued February 18, 1952 against Alt. Applic. 2393-51; that the proposed use and occupancy will be the same; that it is proposed to extend this station 40 feet to the east; and

WHEREAS, the applicant states that a portion of the lot and the proposed extension will be located in the bed of mapped street—98th Street; that the plot is 125 feet front, 128.08 feet in the rear, 90.36 feet along the east lot line and 62.95 feet along the west lot line; that a portion of the lot is in a business use D district; that this portion of the lot is separated from the rest of the lot with a wire fence; that this portion will remain unused; that the topographical engineer in the office of the Borough President of



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Queens has no record of any action to cut this street through, and they doubt if it will ever be done; that this building will in all other respects conform to the rules and regulations for a building in an unrestricted D area, and applicant respectfully requests permission to build on the portion in the bed of mapped 98th Street under Article 3, Section 35 of the General City Law; that the Borough President of Queens has notified the Board that the Final Map of the Borough of Queens adopted by the Board of Estimate and Apportionment on July 2, 1909, shows 98th Street at a width of 50 feet, which is in private ownership; that there is no proceeding now pending to acquire title to this street; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated March 2, 1960, acting on Alt. App. 169-60, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the property and the arrangement of the building conforms to drawing submitted with this appeal, dated July 8, 1960, one sheet; that all laws, rules and regulations applicable be complied with; and that a certificate of occupancy be obtained.

## 267-60-A

APPLICANT—Harry Silverman for Eastern Cold Storage Insulation Company, Incorporated, owner.

SUBJECT—Application April 12, 1960—Appeal from a decision of the Borough Superintendent—re Class 3 construction, office use, stairs enclosed.

PREMISES AFFECTED—141 East 40th Street, north side, 170 feet east of Lexington Avenue, Block 1295, Lot 27 Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Silverman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, Dated March 28, 1960 on Alt. Applic. 381-60, reads

"1. Proposed use of 5th floor for office use contrary to 4.2.1 B.C. (C26-254.0 A.C.).

2. Enclosure of required stair to be enclosed with walls or partitions having a fire resistive rating of at least 2 hrs. as per 6.4.1.8.1 B.C. (C26-292.0h A.C.)."

and

WHEREAS, the applicant states that the building is 25 feet by 75 feet 4 inches in area, 5 stories, 56 feet 1 inch high, of class 3 construction, located in restricted retail use, B area, class 1½ height district, built in 1886, now used and occupied since 1886; cellar—storage; 1st floor—driveway and apartment; 2nd to 5th floors—1 apartment each floor; that the proposed use and occupancy will be: cellar—storage; 1st floor—store and office, 50 persons; 2nd to 5th floors—offices, 11 persons each floor; and

WHEREAS, the applicant states that it is proposed to alter the building and change the building classification from residence to commercial on all 5 floors; that the building will be completely sprinklered with an approved automatic sprinkler system; that the stairs will be new steel stairs, with cement treads; that the stair enclosure will be one hour fire resistive; that wood studs with rock lath and gypsum plaster on both sides; that the enclosure will be fire stopped in floors and roof; that ceilings will be fire resistive, rock lath and gypsum plaster; that the 3 foot stair capacity is 30 persons; that the occupancy will be 11 persons each floor (from 2nd to 5th floors); that a 23 foot 5 inch by 25 foot one story extension will be built at the rear, in conformity with the Zoning regulations; that heat

will be provided by New York Steam Company, there will be no boiler room in the building.

*Resolved*, that the decision of the Borough Superintendent, dated March 28, 1960, acting on Alt. Applic. 381/60, Objection Nos. 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall conform with drawings filed herewith dated April 12, 1960, 2 sheets and July 7, 1960, 2 sheets; that the entire building shall be equipped throughout with a one-source sprinkler system; that all other laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy shall be obtained.

## 449-60-A

APPLICANT—Irontown Construction Incorporated, owner.  
SUBJECT—Application June 13, 1960—Filed pursuant to Section 36 of General City Law re—buildings not facing legal streets.

PREMISES AFFECTED—163 to 199 Wolverine Street, north side, and 196 to 248 Amber Street, south side, Block 4419, Lots 60, 66, 69 to 85 and 100, 103 to 125 inclusive, New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama, Rabbi H. Eisenstadt and Akiba Ehrenfeld.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 3, 1960 on N.B. Applics. 492 to 500-60, reads:

"1. The street giving access to this structure is not on the official map of the City of New York and is contrary to paragraph 36 of the General City Law."

and

WHEREAS, the applicant states that the proposed buildings will be 26 feet by 46.33 feet in area, 2 stories, 22 feet high, of class 4 construction, located in residence use, G-1 area, class ¾ height district, now vacant; that the proposed use and occupancy will be: (26 Buildings) basement—ordinary and 1 car garage; 1st floor—1 family dwelling; and

WHEREAS, the applicant states that 26 houses with all land and streets filled to approved tentative grades as approved by the Board of Estimate for Wolverine Street and Amber Street; that a private sanitary sewer as approved by the Borough of Richmond Sewer Engineers has been completed with the top of manholes and streets filled to approved tentative grade; that the applicant requests approval of the N.B. Applications, since they conform to the tentative grade in lieu of a final map; and

WHEREAS, Block 4419 as bounded by Amber Street, Wilder Avenue, Wolverine Street and Thomas Street at the present time is comprised of only one lot—Lot #60; that the other above-mentioned lot numbers are tentative; that Thomas Street is the only street bounding this block which has been final mapped; that of the above-mentioned tentative lot numbers only lot number 100 has any frontage on a final mapped street; that the southwesterly portion of this lot fronts on Thomas Street; and

WHEREAS, the Board has discussed this appeal thoroughly and is cognizant of the situation.

*Resolved*, that the decision of the Borough Superintendent dated June 3, 1960, acting on N.B. Apps. 491 through 500-1960 and 668 through 681/60 acting on Objection No. 1, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted on condition*, that the buildings shall conform with Drawing #5 filed with this application dated June 13, 1960; that all other laws, rules and regulations applicable shall be complied with and a Certificate of Occupancy for the buildings shall be obtained.



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## 620-59-A

APPLICANT—Bolnick & Chambers for Leonard Realty Company, owner.

SUBJECT—Application for consideration—reopening for reconsideration based on revised proposal—re Appeal from an Order and Decision of the Fire Commissioner—re elevator in readiness; previously denied.

PREMISES AFFECTED—580-582 Broadway, east side, 126 feet north of Prince Street and 112-114 Crosby Street, Block 511, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood, James J. Chambers and Walter Leeds.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 621-59-A

APPLICANT—Bolnick and Chambers for 20 Fifth Corporation, owner.

SUBJECT—Application for consideration—reopening for reconsideration based on revised proposal—re Appeal from an Order and Decision of the Fire Commissioner—re elevator in readiness; previously denied.

PREMISES AFFECTED—584-586 Broadway, east side, 177 feet north of Prince Street and 116-118 Crosby Street, Block 511, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood, James J. Chambers and Walter Leeds.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 622-59-A

APPLICANT—Bolnick and Chambers for 20 Fifth Corporation, owner.

SUBJECT—Application for consideration—reopening for reconsideration based on revised proposal—re Appeal from an Order and decision of the Fire Commissioner—re elevator in readiness; previously denied.

PREMISES AFFECTED—588-590 Broadway, east side, 228 feet north of Prince Street and 120-122 Crosby Street, Block 511, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood, James J. Chambers and Walter Leeds.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 227-41-A—Vol. III

APPLICANT—Leonard F. Rothkrug for Sophia Koster and Anne Landess, doing business as St. Albans Nursing Home, owner.

SUBJECT—Application reopened September 29, 1959 as Volume III—Appeal from a decision of the Borough Superintendent—re Frame Construction.

PREMISES AFFECTED—110-24 Farmers Boulevard southwest corner of Illion Avenue, Block 10436, Lot 35, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 108-60-A

APPLICANT—Charles M. Spindler for Everett A. Eisenberg, owner; Eric Backmann and Company, lessee.

SUBJECT—Application February 17, 1960—Appeal from a decision of the Borough Superintendent—re frame building, extension of business use, stairways, doors and closets, etc.

PREMISES AFFECTED—27-11 41st Avenue, north side, 75.08 feet east of 27th Street, Block 405, Lot 5, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Laid over to July 26, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 114-60-A

APPLICANT—James C. Judge for Neptune Meter Company, owner.

SUBJECT—Application February 19, 1960—appeal from the decision of Fire Department re smoking in certain areas.

PREMISES AFFECTED—22-22 Jackson Avenue, south west corner Crane Street, Block 72, Lot 73, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to July 19, 1960, at 2 P. M. for inspection and report to the Board by a representative of the Fire Department; and for decision; hearing closed.

## 119-60-A

APPLICANT—Andrew Di Camillo for Pascor Realty Corporation, owner.

SUBJECT—Application February 11, 1960—appeal from a decision of the Borough Superintendent, re Exits and Conveyor from first to third floors.

PREMISES AFFECTED—452 West 19th Street, south side, 100 feet east of 10th Avenue, Block 716, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Andrew Di Camillo.

ACTION OF BOARD—Laid over to July 26, 1960, at 2 P. M. for decision after applicant has submitted revised drawing showing rear fire escape and change in occupancy.

## 138-60-A

APPLICANT—Hurley and Hughes for 71 Murray Street Corporation, owner.

SUBJECT—Application February 24, 1960—Appeal from a decision of the Borough Superintendent, re—Labor Law.

PREMISES AFFECTED—71-73 Murray Street, north side, 74 feet, 3¾ inches west of West Broadway, Block 132, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Frank Farinella.

ACTION OF BOARD—Laid over to July 19, 1960, at 2 P. M. for further consideration, after Board has examined Fire Department records, and for decision.

## 195-60-A

APPLICANT—Lama, Proskauer and Prober for Lester Lockwood Enterprises Incorporated, owner.

SUBJECT—Application March 15, 1960—Appeal from an order and a decision of the Fire Commissioner re—Sprinkler System.



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PREMISES AFFECTED—2577-2585 Bedford Avenue and 2312 Avenue D, southeast corner, Block 5211, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama and Lester Lockwood.

ACTION OF BOARD—Laid over to July 26, 1960, at 2 P. M. for inspection and decision.

## 202-60-A

APPLICANT—Herzog and Schechter for Harold and Seymour Kaplan, owners.

SUBJECT—Application March 17, 1960—Appeal from a decision and an order of the Fire Commissioner re—elevators in readiness.

PREMISES AFFECTED—594-596 Broadway, east side, 103 feet 11 $\frac{7}{8}$  inches south of East Houston Street, and 128 Crosby Street, west side, 144 feet, 1 inch south of East Houston Street, Block 511, Lot 12, Borough of Manhattan.

## APPEARANCES—

For Applicant: Joseph Schechter.

ACTION OF BOARD—Laid over to July 19, 1960, at 2 P. M. applicant to file statement from ADT as to type of service furnished.

## 660-23-BZ—Vol. II

APPLICANT—Esso Standard for Humble Oil and Refining Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7e, 7h and 7i of the Zoning Resolution, permitting in a residence use district, the reconstruction of existing gasoline service station to include the lubritorium, car washing, repairs of motor vehicles and the parking and storage of motor vehicles on the un-built upon portion of the lot.

PREMISES AFFECTED—150-154 Van Cortlandt Avenue and 190-202 St. George's Crescent, southeast corner, Block 3313, Lot 18, Borough of The Bronx.

## APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on March 21, 1950 on certain conditions; and

WHEREAS, the term of variance was extended on March 29, 1960; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 21, 1950, as *amended* through March 29, 1960, only as to the number of approved gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

that there may be a total of twelve 550 gallon approved gasoline storage tanks, as shown on revised plan marked 'Received June 16, 1960', 1 sheet." (Misc. 92/60.)

## 235-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Mae Weissberg, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 21 of the Zoning Resolution, permitting in a business use district, the extension of the present use of auto repair shop, welding, body and fender

work, incidental paint and spray work, office and sale of accessories, parking, storage, sale and display of more than five motor vehicles, two lubrication pits and one lift by adding thereto the use of gasoline service station and spraying of undercoating for a stated term of fifteen years.

PREMISES AFFECTED—701-705 Utica Avenue, east side, 50 feet south of Clarkson Avenue, Block 4637, Lot 41, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this applicaiton was granted by the Board as Vol. III on May 13, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 2, 1959; and

WHEREAS, the resolution was last amended on November 17, 1959; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 13, 1958 as amended through November 17, 1959, by adding thereto:

"that at the northerly end of the Utica Avenue building line there may be a non-flashing illuminated sign on a post standard, advertising the brand of gasoline on sale and extending not more than four feet beyond the building line, as shown on revised drawing marked 'Received June 2, 1960', 1 sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (E.S. 368/60)

## 805-41-BZ—Vol. II

APPLICANT—Gulf Oil Corporation, lessee; Tremarco Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired July 7, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business use district, the reconstruction of a gasoline service station, lubritorium, car wash, minor auto repairs, sales, office and parking and storage of motor vehicles.

PREMISES AFFECTED—66-02 to 66-10 (66-06 official) Rockaway Beach Boulevard and 201-209 Beach 66th Street, northwest corner, Block 398, Lot 107, Arverne, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 23, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on July 7, 1959; and

WHEREAS, the resolution was last amended on May 17, 1960; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1957, as



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*amended* through May 17, 1960, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. 4641/56)

## 292-54-BZ

APPLICANT—Lama, Proskauer and Prober for Socony-Vacuum Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 7, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7i, and 7h of the Zoning Resolution, permitting in a retail use district, the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories and add the parking and storage of motor vehicles on unbuilt upon portion of plot and relocation of gasoline pumps on unbuilt upon portion of plot and relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official formerly 1138) Hylan Boulevard and 122-132 Parkinson Avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on July 7, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1955, as *amended* through July 7, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 527/53)

## 719-55-BZ

APPLICANT—Ingram S. Carner for Max Donner, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7h and 7i of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, storage and sale of accessories and office and permitting the parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—4085-4099 Baychester Avenue and 1970-1978 Edenwald Avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

### APPEARANCES—

For Applicant: Massimo Frances Yezzi.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on September 22, 1959; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1955, as *amended* through September 22, 1959, by adding thereto:

"that in the event the owner desires to make certain minor changes, including reduction in depth and relocation of the accessory building, the installation of twelve 550-gallon approved gasoline storage tanks, and four approved low type gasoline pumps on one island, such changes may be permitted *on condition* that the gasoline service station shall be constructed substantially as shown on revised drawings marked 'Received June 1, 1960', 2 sheets, except that the sign shown thereon at the southerly end of the Baychester Avenue building line shall not be permitted; and that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. 1541/54)

## 800-56-BZ

APPLICANT—Lama, Proskauer and Prober for Isaac V. Cohen, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 23, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1202-1224 Prospect Avenue, east side, 180 feet north of Stebbins Avenue and 1153-1163 Stebbins Avenue, Block 2693, Lot 12, Borough of The Bronx.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on June 23, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1956, as *amended* through June 23, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App 1066/55)

## 800-56-BZ

APPLICANT—Holtzman, Sharf, Mackell & Hellenbrand for Herbert T. Brown and Joseph A. Klar, a partnership, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 23, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections



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7e and 7h of the Zoning Resolution, permitting in a residence use district, the construction and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, minor repairs with hand tools only, office, sales and storage of auto accessories and parking of more than five cars for a stated term of fifteen years.  
**PREMISES AFFECTED**—96-28 to 96-46 South Conduit Avenue, 154-02 to 154-14 Cohancy Street, southwest corner and 154-01 to 154-13 Bridgeton Street, Block 11582, Lot 42, Howard Beach, Borough of Queens.

## APPEARANCES—

For Applicant: Edward Sharf and Morton S. Cahn.  
**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
 Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 29, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 23, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 29, 1957, as *amended* on June 23, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 3916/56)

## 7-57-BZ—Vol. I

**APPLICANT**—Lama, Proskauer and Prober for Ethel Peres, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7f, 7h and 7i of the Zoning Resolution, permitting in a business and residence use district, the construction and maintenance of a gasoline service station, lubritorium, auto inspection, minor auto repairs, car wash, store room, office, store, parking and storage of motor vehicles.

**PREMISES AFFECTED**—2317-2327 Ralph Avenue, 6402-6414 Avenue M, southeast corner and 1302-1320 East 65th Street, Block 8354, Lot 34, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
 Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I on July 23, 1957 on certain conditions; and

WHEREAS, the resolution was last amended on February 3, 1959; and

WHEREAS, time to obtain permits and complete the work was extended on November 10, 1959; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1957, as *amended* through November 10, 1959, by adding thereto:

"that the gasoline service station may be redesigned, rearranged and constructed substantially as shown on

revised drawings of proposed conditions marked 'Received June 6, 1960', 2 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. App. 2010/56)

## 562-58-BZ

**APPLICANT**—Esso Standard for Humble Oil and Refining Company, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction and extension in area of an existing gasoline service station for use as car wash, non automatic, office and accessory sales, minor repairs with hand tools only and parking and storage of motor vehicles.

**PREMISES AFFECTED**—70-02 to 70-20 (70-06 official) Eliot Avenue, south side, from 70th to 71st Streets, 61-01 to 61-13 70th Street and 61-02 to 61-14 71st Street, Block 2927, Lot 1, Elmhurst, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph B. Lynch.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
 Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 1788/58)

## 767-58-BZ

**APPLICANT**—Elliot Saltzman for Rochlou Realty Corp., owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired June 16, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7i and 7A of the Zoning Resolution, permitting in a retail use district, at an existing gasoline service station, the erection of a one story extension to the store and auto accessory building and to extend the uses to include lubritorium, minor auto repairs with hand tools, office and the parking and storage of more than five motor vehicles; it is also proposed to add additional gasoline tanks, new curb cuts and business signs within 75 feet of the residence use district.

**PREMISES AFFECTED**—4102-4110 Avenue U and 2201-2211 Coleman Street, southeast corner, Block 8558, Lot 36, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Elliot Saltzman.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
 Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 16, 1959 on certain conditions; and



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WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 16, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 3382/58)

## 250-59-BZ

APPLICANT—Hannibal F. Zumbo for Ben Marano and Joseph Ferrara, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7a, 7e and 7i of the Zoning Resolution, permitting in a business use district, the removal of part of an existing structure, the reconstruction and extension in area of an existing gasoline service station and the additional use of automatic car wash, lubritorium, auto repair shop, office and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1765 84th Street, northeast corner of New Utrecht Avenue, Block 6314, Lots 86, 113 and 115, Borough of Brooklyn.

APPEARANCES—

For Applicant: Hannibal F. Zumbo.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 17, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 17, 1959, by adding thereto:

"that the automatic auto laundry may be omitted; that there may be two automobile lifts in Building No. 2; and that there may be two non-flashing illuminated signs on post standards, advertising the brand of gasoline on sale and extending not more than four feet beyond the building line; all substantially as shown on revised drawings marked 'Received June 3, 1960', 1 sheet and 'Received July 8, 1960', 1 sheet, on condition that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 2689/58)

## 425-59-BZ

APPLICANT—Leonard Joseph for Mary Building Company Incorporated; owner; Salvatore Contone, Jr., owner of contract.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure, alleged new facts—re Application, decision of the Borough Superintendent; previously denied, under Section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of an existing store building, from bar and restaurant, to factory, for manufacturing of ladies' dresses and garments of the needle trade.

PREMISES AFFECTED—77-10 to 77-12 101st Avenue, south side, 81.29 feet west of 78th Street, Block 9078, Lot 69, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph and Giovanni Contone

ACTION OF BOARD—Request to reopen as Volume II denied.

THE VOTE TO REOPEN—

Affirmative ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

## 406-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Parking Realty, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—65-73 Smith Street and 261-269 State Street, northeast corner, Block 170, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 100-48-BZ—Vol. III

APPLICANT—Henry Nordheim for John H. Bush, owner; Henry Bellmann, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 7, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the maintenance of existing motor vehicle repair shop in store building (1878 Valentine Avenue).

PREMISES AFFECTED—1933-1959 Webster Avenue, 1876-1892 Valentine Avenue and 350-360 East 178th Street, south side from Valentine to Webster Avenues, Block 2815, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened and set for hearing on September 27, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 429-49-BZ—Vol. III

APPLICANT—Elliot Saltzman for Mildred Robbins, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, multiple dwelling, Class 1 construction to be used for offices for doctors, dentists, and osteopaths.

PREMISES AFFECTED—38 Central Park South, south side, 245 feet east of Sixth Avenue, Block 1274, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Elliot Saltzman.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 312-51-BZ—Vol. II

APPLICANT—Lama, Proskeuer and Prober for Flash Holding Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 16, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7A of the Zoning Resolution, permitting in a business use district, to alter and rearrange the present gasoline service station and auto accessories and extend the uses to include lubricatorium, office and sales, motor vehicle repair shop, stores for sale of accessories and storage room.

PREMISES AFFECTED—2041-2049 Flatbush Avenue and 2-14 Baughman Place, southeast corner, Block 7868, Lot 18, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and set for hearing on September 27, 1960, at 10 A.M., to consider extension of time to obtain permits and complete the work, which expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice, applicant to file statement as to any changed conditions on the site and surrounding area, or in the zoning designations.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 471-51-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr. for Level Realty Corp. and Biscayne Realty Corp., owner; Alexander's Dept. Stores, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a retail-1 use district, the extension of existing department store with proposed relocation of fire wall and proposed fifth floor.

PREMISES AFFECTED—2501-2525 Grand Concourse north side at intersection of Fordham Road and 2528 Creston Avenue, Block 3167, Lots 1, 22, 26 and 72, Borough of The Bronx.

## APPEARANCES—

For Applicant: Maurice J. Schulkind and Herbert W. Riemes.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 524-52-BZ

APPLICANT—Ingram S. Carner for Walmere Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired January 13, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use E area district, the erection and maintenance of a business building (stores) using more than the area per-

mitted and without the required set-backs from the street line.

PREMISES AFFECTED—148-12 to 148-22 Rockaway Boulevard and 126-02 to 126-08 149th Street, southwest corner, Block 12103, Lot 35, Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Messimo Francis Yezzi.

ACTION OF BOARD—Application reopened and set for hearing on September 27, 1960, at 10 A.M., to consider extension of time to obtain permits and complete the work, which expired by limitation, requiring a new decision of the Borough Superintendent, and two publications in the Bulletin as notice; applicant to file statement as to any changed conditions on the site or surrounding area, or in the zoning designations.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 112-59-BZ

APPLICANT—Henry C. Brucker for William Graf and Margaret Golub, owners, doing business as Wexford Knitting Mills.

SUBJECT—Application for consideration—reopening and restore to docket in accordance with the order of the Court—re Application, decision of the Borough Superintendent; previously denied, under Section 7c of the Zoning Resolution, permitting in a retail and residence use district, the conversion of a two-story club house into a knitting mill with the factory extending into the residence portion of the plot and exceeding the 5 percent of floor area permitted for manufacturing purposes in a retail district.

PREMISES AFFECTED—66-79 Forest Avenue and 59-01 Putnam Avenue, northeast corner, Block 3501, Lot 1, Ridgewood, Borough of Queens.

## APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Application reopened and restored to docket in accordance with the order of the Court.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 624-59-A

APPLICANT—Henry C. Brucker for Wexford Knitting Mills, owner.

SUBJECT—Application for consideration—reopening and restore to docket in accordance with the order of the Court in conjunction with Cal. No. 112-59-BZ—re Appeal from the decision of the Borough Superintendent; previously withdrawn—re exits.

PREMISES AFFECTED—66-79 Forest Avenue, northeast corner of Putnam Avenue, Block 3501, Lot 1, Ridgewood, Borough of Queens.

## APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Appeal reopened and restored to the docket, to be set for hearing in conjunction with 112-59-BZ.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

Adjourned: 5:55 P.M.

JOSEPH J. DOYLE, Chief Clerk.



# CORRECTION

## \*CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on May 3, 1960 as they appeared in Bulletin No. 19, Vol. 45 are hereby corrected to read as follows:

### 396-58-BZ—Vol. II

APPLICANT—Gilbert Lazerus ofr Navarre Holding Company, Inc., owner.

SUBJECT—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7f and 7A of the Zoning Resolution, to permit in a business use district, a portion of the premises to be used for a motor vehicle repair shop together with parking of more than five (5) motor vehicles, incidental sale of gasoline, oil and motor accessories to customers of cars being repaired, office and storage space, the balance of the premises to be used for three stores, with a business entrance located within 75 feet of a residence zone.

PREMISES AFFECTED—1680-1688 Albany Avenue, west side, 48.18 feet south of Marginal Street and 4016-4018 Marginal Street, Block 7744, Lots 47, 49 and 50, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Gilbert Larerus and M. Schroeder.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e, f, i and A of the Zoning Resolution, to permit in a business use district, a portion of premises to be used for a motor vehicle repair shop, *including body and fender work* together with parking of more than five motor vehicles, incidental sale of gasoline, oil and motor accessories, to customers of cars being repaired, office and storage space and the balance of the premises to be used for three stores with a business entrance located within 75 feet of the residence zone, *on condition* that the work shall be done in accordance with drawings filed herewith dated April 7, 1959, 2 sheets and June 27, 1958, 1 sheet; that all other laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

\*Correction—In the Resolved portion the words "*including body and fender work*" are added to correct, as shown in italics above.

## \*CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on June 7, 1960, as they appeared in Bulletin No. 24, Vol. 45 are hereby corrected to read as follows:

### 712-59-SM

APPLICANT—Edwin F. Guth Company, owner.

### APPEARANCES—

For Applicant: Byron R. Wardle.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

712-59-SM—The Edwin F. Guth Co., owner, St. Louis,

Mo., filed November 2, 1959 for approval of the material known as "NC" Gratelite M-5435 (plastic light diffuser) for use in New York City under the provisions of Section C26-88.0 and Section C26-461.1 Administrative Building Code.

USE: To be used as a plastic light diffuser.

DESCRIPTION: Gratelite is a plastic grid with  $\frac{3}{8}$ " cubical openings with translucent texture. Gratelite is molded in one piece  $\frac{3}{8}$ " thick.

INSPECTION AND TEST: Samples of the material was inspected at the Board by Ass't Architect T. W. Farricker.

The material was tested at the following approved laboratories.

1. Better Fabric Testing Bureau covering the flammability of "N.C." Gratelites as outlined by ASTM designation D635-44 with the following results: NON-BURNING.

2. Pittsburgh Testing Laboratories covering the Uniform Load Suspension of "N.C." Gratelites. Load tests were conducted on two (2) 2' x 2' NC Gratelites with the following results:

#### Sample #1

Size: 2'-0" x 2'-0"

Marked: "NC" Gratelite  
Louver

Weight: 2.64 lbs.

Test Load: Uniform

Load: 5 times weight of  
Louvers = 13.20 lbs.

#### Sample #2

Size: 2'-0" x 2'-0"

Marked: "NC" Gratelite  
Louver

Weight: 2.63 lbs.

Test Load: Uniform

Load: 5 times weight of  
Louvers = 13.15 lbs.

#### Sample #1

Louvers were supported on 4 edges with  $\frac{3}{8}$ " bearing, cloth was used to cover the surface and sand applied over the surface in the amount in 13.20 lbs.

Test load remained for approximately 30 minutes with no observable failure.

#### Sample #2

The sample was conducted as Sample #1 with the same result, the exception being, sand applied over the surface in the amount of 13.15 lbs.

3. Factory Mutual Laboratories covering the distribution from approved sprinklers installed over Gratelite Suspended Ceiling.

The Factory Mutual test results show that the distribution density on the floor measured at the area of least density was considerably reduced with the Gratelite ceiling.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as "NC" Gratelite M-5435 (plastic light diffuser) for use in New York City under the provisions of Section C26-88.0 and Section C26-461.1 Administrative Building Code, as to the size of individual sheets for use with an approved suspension system, and provided that each package or carton in which the "NC" Gratelite will be marketed shall bear a stamp or label reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 712-59-SM".

The Committee further recommends that this light diffuser is not to be installed below sprinkler heads, or in any required stair enclosure, in public hallways, required exit corridors or exit passageways as per Section C26-461.1.c Administrative Building Code and that its use in Class I and II construction be limited to an area not exceeding 10,000 sq. ft. and only when such space is separated from the remainder of the floor area by an approved fire wall, fire partition or fireproof partitions.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.



# CORRECTION

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

\*Correction—Under Description the sizes have been deleted and under the load tests, Sample #1, the matter in *italics* previously omitted has been added to complete.

## \*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 21, 1960 as they appeared in Bulletin No. 26, Vol. 45 are hereby corrected to read as follows:

### 708-38-BZ—Vol. III

APPLICANT—Charles A. Buckley, Jr. for Bertha M. Carrol, owner; Gulf Oil Corp., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business use district the parking and storage of more than five motor vehicles on an existing gasoline service station.

PREMISES AFFECTED—92-28 Horace Harding Boulevard and 92-43 to 92-57 Queens Boulevard, southeast corner, Block 2075, Lot 5, Elmhurst, Borough of Queens.

### APPEARANCES—

For Applicant: Charles A. Buckley, Jr.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on March 29, 1955 on certain conditions; and

WHEREAS, the resolution was again amended on May 14, 1957; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 15, 1938, as *amended* through May 14, 1957, by adding thereto:

“that the gasoline service station may be redesigned, rearranged and constructed substantially as proposed and as shown on revised drawings marked ‘Received May 25, 1960’, 3 sheets: *that there shall be no roof sign*; that this work shall be done in accordance with the provisions of Section 22A of the Zoning Resolution from the date of this *amended* resolution; that a new certificate of occupancy shall be obtained; and that other than as herein *amended* the resolution above cited **shall be complied with in all respects.**” (Alt. 1210/60)

\*Correction—In the Resolved portion the following words are added to correct: “that there shall be no roof sign” as shown in *italics* above.

# NOTICE

## APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 is further amended by Chapter 805 of 1959 and provides as follows as to appeals:

### LAWS OF NEW YORK—By Authority

#### Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section “board” shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts;
- (4) Means of egress; or
- (5) Basements and cellars in dwellings erected on or after April twelfth, nineteen hundred one.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reason for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.



# RULES

## Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

### DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

#### Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

### FIRE DRILL ORGANIZATION

Premises .....  
Name of concern.....  
Building No. ....Story.....

#### FOREMAN OR PERSON IN CHARGE

Regular ..... Substitute .....

#### WATCHMAN

#### MALE SEARCHER

#### FEMALE SEARCHER

#### STREET ALARM BOX RUNNER

#### FIRE BRIGADE

#### EXIT GUARDS

Exit.....  
".....  
".....  
".....

#### Squad Monitors

Squad No. 1.....  
" " 2.....  
" " 3.....  
" " 4.....  
" " 5.....  
" " 6.....

#### Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free

from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

#### Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

#### Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

#### Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

#### Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

#### Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.



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## RULES

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

### Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

**Note:** Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

### Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 10.1 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

### Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the

building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

### Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

### Rule 12. Registration.

The name and address of every person, corporation, co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.



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EW

UNIVERSITY OF ILLINOIS

AUG 9 1960

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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#### PETITIONS AND ORDERS OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On July 15, 1960, Petition and Order of Certiorari was served on the Board by Paul Friedman, attorney for petitioners, Kathleen Wilson Bebis and Felnor Realty Corporation, owners, seeking a review of the Board's denial on June 7, 1960 of their application, reopened on February 2, 1960 as Volume II, under Sections 7f, 7e, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station without the required rear yard, lubritorium, non-automatic car washing, office, sales of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and ground sign, with signs and show windows within 75 feet of a residence use district for a stated term of twenty (20) years; Calendar Number 192-56-BZ—Vol. II; and Calendar Number 47-60-A, reviewing the Board's denial of an appeal from a decision of the Borough Superintendent re—the provision of a rear yard where the lot abuts a residence zone; Premises 3910 Church Avenue and 249-251 East 39th Street, southeast corner, Block 4893, Lot 1, Borough of Brooklyn.

\* \* \* \* \*

On July 19, 1960, Petition and Order of Certiorari was served on the Board by Reginald S. Hardy, attorney for petitioner, Anna Haurylak, owner, seeking a review of the Board's denial of May 24, 1960 of the application reopened October 20, 1959 as Volume IV—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with the conjunctive uses of lubritorium, minor auto repairs, car washing, storage room, office, sales and parking of cars awaiting service for a stated term of twenty (20) years; Calendar Number 379-33-BZ—Vol. IV; Premises 79-10 Astoria Boulevard, southeast corner of 79th Street, Block 1032, Lot 54, Jackson Heights, Borough of Queens.

#### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

781-45-BZ, 131-54-BZ, 625-53-BZ—Vol. II, 870-55-BZ—Vol. II, 566-56-BZ, 882-56-BZ—Vol. II, 417-57-BZ, 612-57-BZ, 80-58-BZ, 7-59-BZ, 767-59-BZ, 2049-17-BZ—Vol. II, 388-39-BZ—Vol. III, 171-44-BZ, 95-45-BZ Vol. II and 604-49-BZ.

Fire Drill Rules.



# CALENDAR

## DOCKET

*New Cases Filed up to July 19, 1960.*

*Cal. No. Dept. Premises*

**534-60-BZ—B.Q.**—150-11 Guinsburg Road, north side, 100 feet east of 150th Street, Block 10110, Lot 60, Jamaica, Borough of Queens, N.B. 1482-60, re—proposed building occupies more than area permitted, D-area, unrestricted use district.

**535-60-BZ—B.B.**—586-606 Conduit Boulevard and 519-529 Autumn Avenue, southeast corner, and 2813-2829 Pitkin Avenue, Block 4219, Lot 1, Borough of Brooklyn, N.B. 713-60, re—proposed gasoline service station, lubritorium, car washing, etc., parking and storage of motor vehicles in open area, business signs, curb cuts and ground signs, residence use district.

**536-60-SM**—Omnia Floors, manufactured by Omnia Industries, Inc., Material.

**537-60-BZ—B.Bx.**—12 Mt. Hope Place, south side, 89.84 feet east of Jerome Avenue, Block 2851, Lots 8, 13, 47 and 40, Borough of The Bronx, Alt. 729-59, re—parking of more than 5 motor vehicles, business and residence use districts.

**538-60-SM**—Italcementi Portland Cement, Types I and II, manufactured by Italcementi, Material.

**539-60-A—F.D.**—541-543 West 37th Street, north side, 250 feet east of 11th Avenue, Block 709, Lots 15 and 16, Borough of Manhattan, F.D. Violation No. A371001, re—window bars.

**540-60-SM**—Ductile Iron Pipe Fittings, various models, manufactured by Kuhns Brothers Company, Material.

**541-60-A—B.Bx.**—2462 Williamsbridge Road, east side, 176.59 feet south of Mace Avenue, Block 4449, Lot 72, Borough of The Bronx, Alt. 240-60, re—conversion of a dwelling portion of a frame building to a store for commercial purposes.

**542-60-BZ—B.M.**—17 East 80th Street, north side, 120 feet west of Madison Avenue, Block 1492, Lot 11, Borough of Manhattan, Alt. 662-60, re—business use, residence use district.

**543-60-A—B.M.**—17 East 80th Street, north side, 120 feet west of Madison Avenue, Block 1492, Lot 11, Borough of Manhattan, Alt. 662-60—re—egress, stairs, windows, live load, hood and vent for kitchen range.

**544-60-SA**—Lookout Oil Fired Boiler, manufactured by Lookout Boiler & Mfg. Co., Appliance.

**545-60-SA**—Lookout Gas Fired Boiler, manufactured by Lookout Boiler & Mfg. Co., Appliance.

**546-60-SA**—Lookout Oil and Gas Fired Boiler, manufactured by Lookout Boiler & Mfg. Co., Appliance.

**547-60-SM**—Bethlehem Slabform, manufactured by Bethlehem Steel Company, Material.

**548-60-A—B.Bx.**—2501-2525 Grand Concourse, north side, and 2508-2520 and 2528 Creston Avenue, south side, Block 3167, Lots 1, 22, 26 and 72, Borough of The Bronx, Alt. 17-59, re—proposal to increase the volume of existing Class 3 Commercial building; and proposed construction of an enclosed escalator in the new proposed portion of building.

**549-60-BZ—B.Bx.**—525 Compton Avenue, southwest corner Stephens Avenue, Block 3476, Lot 40, Borough of The Bronx, Alt. 276-60, re—extension of factory, office and storage, residence use district.

**550-60-A—B.M.**—520-540 12th Avenue, east side, from 42nd Street to 43rd Street, 653 West 42nd Street and 640-660 West 43rd Street, Block 1090, Lot 1, Borough of Manhattan, N.B. 236-59, re—review of decision of Borough Superintendent re—Section 26 of the Multiple Dwelling Law in relation to 2 times height districts.

**551-60-A—B.M.**—240-242 West 23rd Street, south side, 337 feet 6 inches east of Eighth Avenue, Block 772, Lot 67, Borough of Manhattan, Alt. 955-59, re—fire escape not acceptable as means of egress in factory building over 6 stories in height.

**552-60-A—B.M.**—244-246 West 23rd Street, south side, 300 feet east of Eighth Avenue, Block 772, Lot 69, Borough of Manhattan, Alt. 956-59, re—fire escape not acceptable as means of egress in factory building over 6 stories in height.

### *Restored to Docket*

**1030-41-A—Vol. II—F.D.**—168-50 Jamaica Avenue, south side, 178.14 feet east of 168th Street, Block 10210, Lot 26, Jamaica, Borough of Queens, Decision re Order No. 3619-9, re—sprinkler system.

**95-45-BZ—Vol. II—B.Q.**—87-24 to 87-38 Lefferts Boulevard, west side, 190 feet south of Jamaica Avenue, Block 9328, Lots 16, 18, 20 and 22, Richmond Hill, Borough of Queens, Alt. 3380-48, reopened for consideration as to extension of term of variance, re—extension of an existing garage and gasoline service station, etc.—business use, C area district.

**2049-17-BZ—Vol. II—B.R.**—153 Victory Boulevard and 10 Brook Street, northwest corner, Block 23, Lot 5, Tompkinsville, Borough of Richmond, Alt. 131-60, re—alteration to existing public garage and gasoline service station and extension of this use—retail use district.

**604-49-BZ—B.Q.**—34-16 31st Street, west side, 140.5 feet south of 34th Avenue, Block 607, Lot 35, Long Island City, Borough of Queens, Alt. 1460-49, reopened for consideration as to extension of term of variance, re—ignition repairs battery charging, testing room, parking of cars awaiting service, etc.—business use district.

**388-39-BZ—Vol. III—B.B.**—1197-1207 DeKalb Avenue, north side, 76 feet 8½ inches east of Bushwick Avenue, Block 3231, Lot 33, Borough of Brooklyn, Amendment t. Alt. 2487-49, re—erection of open shed for loading, unloading and storage in connection with other commercial use on same plot—unrestricted, business and residence use district.



# CALENDAR

171-44-BZ—B.M.—519 West 161st Street, north side, 300 feet 6 inches west of Amsterdam Avenue, Block 2120, Lot 50, Borough of Manhattan, Alt. 907-60, reopened for consideration as to extension of term of variance, re—storage, of paper products—residence use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

### Last Publication

|                                                                                                |                                |
|------------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                   | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier Rules..                                                               | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.                               | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                           | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                               | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                              | Sept. 15, 1955.                |
| Elevator Rules .....                                                                           | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                 | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                               | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                  | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                       | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                               | April 15, 1958.                |
| Fire Drill Rules .....                                                                         | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of                               | June 23, 1960—Vol. 45, No. 25  |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....    | June 30, 1960—Vol. 45, No. 26  |
| Fireproof Wood, Testing of.....                                                                | Apr. 13, 1937—Vol. 22, No. 15  |
| Gas Shut-Off Rules .....                                                                       | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                      | June 5, 1928—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ....                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                               | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                         | June 25, 1959—Vol. 44, No. 25  |
| Opening Protective Assemblies, Rules for Inspection of .....                                   | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....     | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                           | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories Rules for..                                                               | Mar. 31, 1960—Vol. 45, No. 13  |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | June 30, 1960—Vol. 45, No. 26  |
| Sprinkler Rules .....                                                                          | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations Reporting.                                                              | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                  | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—                                            | July 11, 1958.                 |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

SEPTEMBER 13, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 13, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

723-50-BZ—Vol. III

APPLICANT—Lama Proskauer and Prober for John Al-bergo, owner.

SUBJECT—Application reopened March 1, 1960 as Volume III—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—173-177 Palmetto Street, north-side, 150 feet east of Central Avenue, Block 3342, Lot 55, Borough of Brooklyn.

777-54-BZ—Vol. II

APPLICANT—Robert Gottlieb for Hermany Realty Corporation, owner: Hermany Farms Incorporated, lessee.

SUBJECT—Application reopened March 1, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles and the construction of a raised platform for loading and unloading in the residence use portion of the plot.

PREMISES AFFECTED—2350 Hermany Avenue, south-side, 191.19 feet west of Zarega Avenue, Block 3697, Lots 32 and 64, Borough of the Bronx.

5-33-BZ—Vol. IV

APPLICANT—Patrick D. Concagh for Charles Mottola, owner.

SUBJECT—Application reopened March 29, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7i and 7e of the Zoning Resolution, to permit in a business, retail and residence use district, to extend the present uses of the existing gasoline service station, car wash, lubricatorium, parking and storage of more than five (5) motor vehicles, sale of accessories and minor auto repairs to include auto body and fender repairs, welding, painting, spraying and towing of cars and the erection of an additional business sign.

PREMISES AFFECTED—3800-3812 Boston Road and 3480-3490 Baychester Avenue, southeast corner, Block 5257, Lot 1, Borough of the Bronx.

440-59-BZ

APPLICANT—Randolph M. Smith for Carl I. Koncur, owner.

SUBJECT—Application July 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the first floor of the present three story buildings with the two one story additions from store and storage to offices, storage and wholesale sales of imported food products.

PREMISES AFFECTED—92-16 95th Avenue, southwest corner of 93rd Street, Block 9032, Lot 8, Woodhaven, Borough of Queens.

204-60-BZ

APPLICANT—M. W. Del Gaudio for John Cullo, owner.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry building for use as office, storage and processing of stone with the open area for the storage and cutting of stone.

PREMISES AFFECTED—3221 Edson Avenue, west side, 100 feet south of East 222nd Street, Block 4758, Lot 20, Borough of the Bronx.



# CALENDAR

## 414-41-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug for Mildred Slatow, owner.

SUBJECT—Application reopened March 15, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of a parking lot, previously granted by the Board for a temporary term of ten (10) years.

PREMISES AFFECTED—2906-2926 West 17th Street, westside, 35.6 feet south of Mermaid Avenue, and 2913-2915 West 19th Street, eastside, 100 feet south of Mermaid Avenue, Block 7061, Lots 11, 14 and 16, Borough of Brooklyn.

## 654-59-BZ

APPLICANT—Kingsway Delicatessen and Lunch Incorporated, lessee for Joseph Fennelly, owner.

SUBJECT—Application October 9, 1959—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a business and residence use C area district, the extension of the first floor of an existing building, extending the present business use into the residence portion of the plot, occupying more than the permitted area coverage with a business exit in the residence use district.

PREMISES AFFECTED—1906 Kings Highway, southside, 40 feet east of East 19th Street, Block 6782, Lot 70, Borough of Brooklyn.

## 212-60-BZ

APPLICANT—De Rose and Cavalieri for Joseph and Pearl Frascione, owners; Carmine Coscia, owner under contract.

SUBJECT—Application March 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for the parking and storage of more than five (5) passenger type motor vehicles for a term of ten (10) years.

PREMISES AFFECTED—1841 Belmont Avenue and 646 East 176th Street, southwest corner, Block 2945, Lots 25, 28, 29, 30 and 31, Borough of the Bronx.

## 146-60-BZ

APPLICANT—Lama, Proskauer and Prober for Fifty States Realty Corporation, owner.

SUBJECT—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—2347-2357 Ralph Avenue and 1314-1326 East 64th Street, southeast corner, Block 8363, Lot 21, Borough of Brooklyn.

## 270-60-BZ

APPLICANT—Leonard F. Rothkrug, Ross and Atkin for Varsam Realty Corporation, owner; North American Printing Corporation, lessee.

SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of an extension to a printing plant to occupy more than the permitted area all for a temporary term of twenty (20) years.

PREMISES AFFECTED—3243 Ampere Avenue, northeast corner of Research Avenue, Block 5416, Lot 111, Borough of the Bronx.

## 926-57-BZ—Vol. III

APPLICANT—Reginald S. Hardy for Robin Associates and M. L. M. Realty Corporation, owners.

SUBJECT—Application reopened March 22, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales of accessories, car washing, ground sign, minor auto repairs with hand tools only and parking and storage of motor vehicles.

PREMISES AFFECTED—245-06 to 245-18, (245-10, Official), South Conduit Avenue, southside, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14, Rosedale, Borough of Queens

## 300-60-BZ

APPLICANT—Albert J. Marlo for Acorn Auto Service, owner.

SUBJECT—Application April 21, 1960—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, the rebuilding of the service building with signs, show windows and curb cut within 75 feet of a residence use district, renovate the station and extend the present uses of gasoline service station, auto laundry, lubrication, office, auto accessory store, battery and tire service to include accessory sales, auto repairs, safety inspection and parking and storage of motor vehicles.

PREMISES AFFECTED—533-545 Coney Island Avenue, and 44-46 Hinckley Place, southeast corner, Block 5114, Lots 1 and 32, Borough of Brooklyn.

## 281-60-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application April 6, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail and residence use district, the removal of an existing two story building occupied as gasoline service station, retail stores and offices and the erection of a one story building and extension of the gasoline service station and accessory uses to occupy the entire premises.

PREMISES AFFECTED—2040-2046 8th Avenue and 244-252 West 111th Street, southeast corner and 2042 Frederick Douglas Circle and 243 Cathedral Parkway, Block 1826, Lot 1, Borough of Manhattan.

## 164-37-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug for Flyman Holding Co., Inc., owner.

SUBJECT—Application reopened July 6, 1960 for consideration as to extension of term of variance, expires March 13, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, accessory sales, car-washing, lubritorium and office and permitting the existing parking and storage of more than five (5) motor vehicles on balance of plot.

PREMISES AFFECTED—9716-9726 Church Avenue and 494-542 East 98th Street, southwest corner, Block 4718, part of Lot 42, Borough of Brooklyn.

## 514-45-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for D. D. Blackman Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened July 6, 1960 for consideration as to extension of time to complete, expires March 10, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a manufacturing and retail use district the manufacture of metal product assembly of machines and machine parts with accessor spraying, welding and loading and unloading.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.



# CALENDAR

826-49-BZ

APPLICANT—Samuel Garnett for Martin J. Keating, owner.

SUBJECT—Application reopened July 6, 1960 for consideration as to extension of term of variance, expired May 24, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the change in occupancy from stable to cooperage and barrel storage.

PREMISES AFFECTED—118 Sullivan Street, west side, 125 feet south of Prince Street, Block 504, Lot 28, Borough of Manhattan.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

885-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7i, 7a and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station and extend the present use of gasoline service station to include lubritorium, minor auto repairs hand tools only, car washing, sales room, utility room, ground sign, parking and storage of motor vehicles extending from the local retail use into the residence use with business entrances and curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—241-02 to 241-10 (241-02 official) Merrick Boulevard and 134-01 to 134-07 241st Street, southeast corner, Block 13205, Lot 34, Laurelton, Borough of Queens.

Hearing closed.—Laid over from June 21, 1960, to July 12, 1960, for inspection and decision; applicant to file new elevations and revised plans; then to September 13, 1960, at the request of applicant.

888-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the modernization of the present service building of an existing gasoline service station, lubritory and auto laundry and extend the uses to include car washing, salesroom, utility room, minor auto repairs, hand tools only, ground sign, install five (5) additional 550 gallon gasoline tanks, rearrange curb cuts, and parking and storage of motor vehicles.

PREMISES AFFECTED—71-01 to 71-19 (71-05 official) Myrtle Avenue, and 72-04 to 72-14 71st Place, northwest corner, and 71-02 to 71-22 Cooper Avenue and 72-01 71st Street, Block 3692, Lot 1, Ridgewood, Borough of Queens.

Hearing closed.—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision; then to September 13, 1960, for decision; applicant to file revised drawing, eliminating steel garage and substituting a masonry building.

21-60-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application January 11, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the use to include lubritorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—88-11 to 88-21 (88-15 official), Rockaway Boulevard, and 88-10 to 88-18 101st Avenue, northeast corner and 101-02 to 101-10 89th Street, Block 9090, Lot 21, Ozone Park, Borough of Queens.

Hearing closed.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

228-60-BZ

APPLICANT—Frederick A. Ketcher for Louis Fayne, owner.

SUBJECT—Application March 28, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the storage of more than 5 pleasure motor vehicles for a term of five (5) years.

PREMISES AFFECTED—1888 Billingsley Terrace, east side, 135.5 feet west of Phelan Place, Block 2879, Lot 259, Borough of The Bronx.

Hearing closed.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

626-59-BZ

APPLICANT—Philip Freshman for Dr. Algerd Powell, owner.

SUBJECT—Application October 1, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the change in use of a first floor of a two story building from storage to manufacturing of a type permitted in a business use district and office and continue present factory use on second floor and parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—70-28 57th Drive, south side, 91.39 feet west of Mazeau Street, Block 2799, Lot 150, Maspeth, Borough of Queens.

Hearing closed.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

627-59-A

APPLICANT—Philip Freshman for Dr. Algerd Powell, owner.

SUBJECT—Application October 1, 1959—Appeal from a decision of the Borough Superintendent re—frame construction, factory, stairways, skylights, etc.

PREMISES AFFECTED—70-28 57th Drive, south side, 91.39 feet west of Mazeau Street, Block 2799, Lot 150, Maspeth, Borough of Queens.

288-60-BZ

APPLICANT—Victor E. Block for Nicholas Colapinto, owner.

SUBJECT—Application April 19, 1960—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sale and storage of accessories, minor auto repairs and parking and storage of motor vehicles and ground sign with curb cuts within 75 feet of a residence use district, for a term of twenty (20) years.

PREMISES AFFECTED—161-15 46th Avenue, northwest corner of 162nd Street, Block 5440, Lot 81, Flushing, Borough of Queens.

Hearing closed.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

678-54-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Lomac Realty Corporation, owner.

SUBJECT—Application reopened January 12, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, a boiler room extension to a diaper laundry previously granted by the Board and to permit an additional lot to be used for accessory parking, loading and unloading.

PREMISES AFFECTED—56 and 60-64 Hope Street, southside, 100 feet west of Marcy Avenue and 339 Grand Street, Block 2384, Lots 10 and 12, Borough of Brooklyn.



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Hearing closed.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 258-60-BZ

APPLICANT—Elliot Saltzman for E-N Realty Company, owner.

SUBJECT—Application April 7, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present daytime parking lot for employees and customers, no fee charged, from the business use portion into the residence use portion of the plot.

PREMISES AFFECTED—164-30 to 164-40 (164-32 official,) South Road and 104-06 to 104-20 165th Street, southwest corner, Block 10163, Lots 51 and 54, Jamaica, Borough of Queens.

Hearing closed.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 247-60-BZ

APPLICANT—Morton S. Cahn for Sanford Levy, owner.

SUBJECT—Application April 1, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story store building occupying more than the permitted area coverage.

PREMISES AFFECTED—97-20 64th Avenue, south side, 160.50 feet east of Queens Boulevard, Block 2091, Lot 14, Rego Park, Borough of Queens.

Hearing closed.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 167-60-BZ

APPLICANT—Frank L. Thompson, for Studley Paper Company Incorporated, owner.

SUBJECT—Application March 8, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a manufacturing and business use, D area district, the erection of an extension to an existing building occupying more than the permitted area coverage.

PREMISES AFFECTED—2047 Nameoke Avenue and 1601 Redfern Avenue, southeast corner, Block 15537, Lot 71, Far Rockaway, Borough of Queens.

Hearing closed.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 170-58-BZ—Vol. II

APPLICANT—Louis Leiberman for Sadie Wugman, owner.

SUBJECT—Application reopened May 3, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles and ground signs in conjunction with above use.

PREMISES AFFECTED—583-593 Sixth Avenue, eastside, 93.8 feet south of 16th Street, Block 1054, Lots 10, 11, 12, 13, 14 and 15, Borough of Brooklyn.

Hearing closed.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 54-36-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 30, 1958 as Volume II—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubritorium and auto laundry and to extend the area and the uses to include minor auto repairs with hand tools only and the parking of cars awaiting service, the proposed reconstruction to provide a new accessory building,

additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—525 Gravesend Neck Road (517-531 displayed), northwest corner of Ocean Parkway, Block 7157, Lot 16, Borough of Brooklyn.

Hearing closed.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 214-60-BZ

APPLICANT—Robert Gottlieb for Conrad Okon, owner.

SUBJECT—Application March 23, 1960—decision of the Borough Superintendent, under Sections 21 and 19 B (d) of the Zoning Resolution, to permit in a D area district, the erection of a two story building exceeding the area coverage and without the required parking space.

PREMISES AFFECTED—3789 East Tremont Avenue, east side, 316.60 feet north of Schley Avenue, Block 5435, Lot 13, Borough of The Bronx.

Hearing closed.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 17-60-BZ

APPLICANT—Julius S. Rapson, for John Valerio, owner.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, G-1 area district, the erection of a one-story extension in the residence use, G-1 area portion of the plot exceeding the area coverage and extending the present commercial use.

PREMISES AFFECTED—240-04 Merrick Boulevard and 134-23 Brookville Boulevard, southeast corner, Block 13204, Lots 97 and 103, Rosedale, Borough of Queens.

Hearing closed.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 312-59-BZ

APPLICANT—Victor E. Block for J. C. Moss, owner; Rose Fontana, lessee.

SUBJECT—Application April 27, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the construction of a covered passageway from the basement of the existing front building to the first floor of the existing rear building and extend the present restaurant use from the front building to the rear building.

PREMISES AFFECTED—113 West 13th Street, north side, 232 feet west of 6th Avenue, Block 609, Lot 52, Borough of Manhattan.

Hearing closed.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 311-60-BZ

APPLICANT—George Fuchs for E. G. Danner, owner.

SUBJECT—Application April 26, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the use of the first floor of an existing building for office, storage and factory.

PREMISES AFFECTED—1884 and 1886 Woodbine Street, south side, 90 feet 13/8 inches, and 70 feet 13/8 inches west of Woodward Avenue, Block 3470, Lots 19 and 119, Ridgewood, Borough of Queens.

Hearing closed.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 701-59-BZ

APPLICANT—Albert Melniker for George and Charles Crocco, owners.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 21 of the Zoning Resolution, to permit in a retail use, D and E area district, the erection of an extension to an existing storage garage occupying more than the permitted area coverage in the E area district without the required set-



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back and rear yard and extend the use to include motor vehicle repairs, signs and display of new and used cars, the installation of three (3) additional gasoline tanks and two (2) pumps for private use.

**PREMISES AFFECTED**—1561 Hylan Boulevard and 300 Burgher Avenue, southwest corner, Block 3332, Lot 19, Dongan Hills, Borough of Richmond.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for further consideration and decision.

## 702-59-A

**APPLICANT**—Albert Melniker for George Crocco and Charles Crocco, owners.

**SUBJECT**—Application October 29, 1959—filed pursuant to Section 35, General City Law re—curb cut located in bed of mapped street, proposed widening of Burgher Avenue and vehicular entrance.

**PREMISES AFFECTED**—1561 Hylan Boulevard and 300 Burgher Avenue, southwest corner, Block 3332, Lot 19, Dongan Hills, Borough of Richmond.

## 345-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Packer Super Market Incorporated, owner.

**SUBJECT**—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story and cellar building for use as a supermarket, extending from the business use into the residence use portion of the plot with business entrance in the residence use district and business sign, show window, business entrance and exit exceeding 3 feet, 6 inches within 75 feet of the residence use district and loading and unloading and employee and patron parking.

**PREMISES AFFECTED**—2794-2814 Atlantic Avenue and 232-262 Hendrix Street, southwest corner, Block 3962, Lots 9, 10, 11 and 12, Borough of Brooklyn.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 181-60-BZ

**APPLICANT**—Guerino Salerni for Filmat Realty Corporation, owner.

**SUBJECT**—Application March 9, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building to be used as an auto laundry in conjunction with the present parking lot, all within the business use portion of the plot.

**PREMISES AFFECTED**—23-28 30th Avenue, south side, 91.89 feet west of Crescent Street, Block 572, Lots 37 and 38, Astoria, Borough of Queens.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision; Board of Education to inform Board concerning the possible effect upon nearby school.

## 992-38-BZ—Vol. II

**APPLICANT**—Paul Friedman for Sidney Esikoff and Theodore Tannor, owners.

**SUBJECT**—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles, with ground sign, all for a stated term of twenty (20) years.

**PREMISES AFFECTED**—2800-2824 Bruckner Boulevard, southside, from Swinton Avenue to Quincy Avenue, Block 5534, Lot 1, Borough of The Bronx.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision; applicant to file statement as to possible conforming use of premises.

## 186-60-BZ

**APPLICANT**—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

**SUBJECT**—Application March 11, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing building from a fire house to office and storage and sale of building materials as an extension of the present permitted use on the adjoining lot.

**PREMISES AFFECTED**—393-399 Halsey Street, north-side, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 187-60-A

**APPLICANT**—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

**SUBJECT**—Application March 11, 1960—Appeal from a decision of the Borough Superintendent—re stairs, partitions, etc.

**PREMISES AFFECTED**—393-399 Halsey Street, north-side, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn.

## 226-60-BZ

**APPLICANT**—Samuel S. Adlerstein for Fugazy Travel Bureau, Incorporated, owner.

**SUBJECT**—Application March 25, 1960—decision of the Borough Superintendent, under Sections 7a and 7e of the Zoning Resolution, to permit in a local retail use district, the extension of present business (travel bureau) located on the first floor to second and third floors and occupy the fourth floor as an apartment for the owner.

**PREMISES AFFECTED**—351 Avenue of The Americas, west side, 69.5 feet north of West 4th Street, Block 592, Lot 23, Borough of Manhattan.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 312-60-BZ

**APPLICANT**—Hodges, Reavis, Mcgrath and Downey for Milton H. Stapen, Manuel Stapen, Annabel Schnitman, Sadye Lewis Friedman, and Irving Stapen, owners.

**SUBJECT**—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7A and 21 of the Zoning Resolution, to permit in a retail use, B area district, after demolishing the existing five (5) four-story buildings, the erection of an 18 story and tower office building without the required rear yard and show window on the first floor within 75 feet of a residence use district.

**PREMISES AFFECTED**—849-857 Third Avenue and 200-204 East 52nd Street, southeast corner, Block 1325, Lots 51, 52, 53, 54, 55 and 153, Borough of Manhattan.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 330-60-BZ

**APPLICANT**—Victor E. Block for M.M.O. Realty Corporation, owner.

**SUBJECT**—Application April 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, (pleasure type).

**PREMISES AFFECTED**—628-630 West 185th Street, south side, 50 feet east of Wadsworth Avenue, Block 2166, Lots 9 and 10, Borough of Manhattan.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 465-55-BZ—Vol. III

**APPLICANT**—Larry Meltzer for 325 North Macquesten Parkway Corporation, owner.



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**SUBJECT**—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present legal parking lot used in conjunction with the existing gasoline service station, public garage and automatic auto laundry and extend these uses to include the sales and storage of auto tires.

**PREMISES AFFECTED**—486 to 496 Coney Island Avenue, west side, 91 feet, 9 $\frac{1}{8}$  inches, south of Church Avenue, 804 to 826 Church Avenue, southside, 94 feet,  $\frac{1}{2}$  inch west of Coney Island Avenue, Block 5341, Lots 5, 8 and 17, Borough of Brooklyn.

**Hearing closed**—Laid over from June 28, 1960, for hearing to July 6, 1960, at the request of an objector; then to July 19, 1960 for inspection and decision; then to September 13, 1960, for decision; applicant to file revised drawings.

MAX H. FOLEY, *Chairman*.

## SEPTEMBER 13, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 13, 1960*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 138-60-A

**APPLICANT**—Hurley and Hughes for 71 Murray Street Corporation, owner.

**SUBJECT**—Application February 24, 1960—Appeal from a decision of the Borough Superintendent, re—Labor Law.

**PREMISES AFFECTED**—71-73 Murray Street, north side, 74 feet, 3 $\frac{3}{4}$  inches west of West Broadway, Block 132, Lot 4, Borough of Manhattan.

### 68-60-A

**APPLICANT**—Henry George Greene for Equitable Trading Corporation, owner; Maxwell Brody, lessee.

**SUBJECT**—Application January 28, 1960—Appeal from a decision of the Borough Superintendent re—enclosed stairways.

**PREMISES AFFECTED**—204-208 Franklin Street, northwest corner of Washington Street, Block 185, Lot 25, Borough of Manhattan.

### 255-60-A

**APPLICANT**—Noah N. Sherman for B. Louise Birch, owner.

**SUBJECT**—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner re—an order—Automatic sprinkler system.

**PREMISES AFFECTED**—146 West 94th Street, south side, 342.2 feet east of Amsterdam Avenue, Block 1224, Lot 150, Borough of Manhattan.

### 256-60-A

**APPLICANT**—Noah N. Sherman for B. Louise Birch, owner.

**SUBJECT**—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner re—an order—Automatic sprinkler systems.

**PREMISES AFFECTED**—148-150 West 94th Street, south side, 307 feet east of Amsterdam Avenue, Block 1224, Lots 51 and 52, Borough of Manhattan.

### 257-60-A

**APPLICANT**—Noah N. Sherman for B. Louise Birch, owner.

**SUBJECT**—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner—re an order—Automatic Sprinkler System.

**PREMISES AFFECTED**—152 West 94th Street, south side, 289 feet east of Amsterdam Avenue, Block 1224, Lot 152, Borough of Manhattan.

### 264-60-A

**APPLICANT**—William H. Heidtmann for Childrens Aid Society, owner.

**SUBJECT**—Application April 12, 1960—Appeal from an order and decision of the Fire Commissioner re—automatic sprinkler.

**PREMISES AFFECTED**—219-221 Sullivan Street, east side, 191 feet south of West 3rd Street, Block 539, Lot 6, Borough of Manhattan.

### 282-60-A

**APPLICANT**—Ivan Pinsker for Permatex Company Incorporated, owner.

**SUBJECT**—Application April 1, 1960—Appeal from a decision of the Borough Superintendent re—6000 gallon storage tank.

**PREMISES AFFECTED**—1720 Avenue Y, south side, from East 17th Street to East 18th Street, 2501-2541 East 17th Street, Block 7438, Lot 1, Borough of Brooklyn.

MAX H. FOLEY, *Chairman*.

## SEPTEMBER 16, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, September 16, 1960*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

**521-60-GR** Superseding A.S.T.M. specification as set forth under C26-609, covering Standard Methods of Fire Tests of Building Construction and Materials.

MAX H. FOLEY, *Chairman*.

## SEPTEMBER 20, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 20, 1960*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 326-60-BZ

**APPLICANT**—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

**SUBJECT**—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

**PREMISES AFFECTED**—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

**Hearing closed**—Laid over from July 19, 1960, for continued hearing to September 20, 1960, and for inspection.

### 371-60-BZ

**APPLICANT**—Goldwater and Flynn for Dara Equities, Incorporated, owner.

**SUBJECT**—Application May 13, 1960—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one and two story building for use as a supermarket, five stores, a bowling alley and open air parking.

**PREMISES AFFECTED**—71-28 to 71-40 Kissena Boulevard, northwest corner of 72nd Road, Block 6698, Lot 12, Flushing, Borough of Queens.

**Hearing closed**—Laid over from July 19, 1960, to September 20, 1960, for inspection and decision; briefs may be filed by both sides.



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800-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

Hearing closed—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings; then to July 19, 1960, for applicant to file revised drawings and for decision; then to September 20, 1960, for decision at request of applicant to file revised drawings.

547-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs (hand tools only) and parking and storage of motor vehicles.

PREMISES AFFECTED—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

Hearing closed.—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings, showing existing facade remaining; then to July 19, 1960, for revised plans and for decision; then to September 20, 1960, for decision at request of applicant to file revised drawings.

MAX H. FOLEY, *Chairman.*

SEPTEMBER 20, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 20, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

587-49-SM

APPLICANT—North American Cement Corp., owner—portland cement.

012-54-SM

APPLICANT—American Steel Band Company, owner—insulated veneering panel.

20-57-SM

APPLICANT—American Steel Band Company, owner—incombustible roof deck.

21-57-SM

APPLICANT—American Steel Band Company, owner—incombustible roof deck.

53-58-SM

APPLICANT—Netcong Tank Company for Anthony Arbolino, owner—fuel oil storage tank.

27-58-SM

APPLICANT—Keystone Steel & Wire Company, owner—wire mesh reinforcing.

281-59-SM

APPLICANT—Barrett Div. of Allied Chemical Corporation, owner—exterior sheathing.

323-59-SA

APPLICANT—Mid Continent Metal Products Company, owner—gas-fired burner, incinerator use.

637-59-SA

APPLICANT—Simix Company, Inc. for Similor S.A., owner—thermostatic valve.

652-59-SM

APPLICANT—Willamette Valley Lumber Company, owner—exterior sheathing.

894-59-SM

APPLICANT—Norge Div. Borg-Warner Corporation, owner—automatic coin washing machine.

310-60-SA

APPLICANT—Clesco National Inc., owner—dryer.

482-60-SA

APPLICANT—Hauck Manufacturing Company, owner—space heater.

583-44-SM

APPLICANT—Atlantic Metal Products Inc., owner—amendment of resolution, change in astragal.

770-45-SM

APPLICANT—Walter Maguire Company, Inc., owner—amendment of resolution, additional use.

119-47-SM

APPLICANT—The Cincrete Corporation, owner—amendment of resolution, additional size masonry unit and change of ownership.

296-47-SM

APPLICANT—United States Plywood Corp., owner—amendment of resolution, change of ownership.

862-48-SM

APPLICANT—Crossfield Products Corporation, owner—amendment of resolution, additional trade name.

965-48-SA

APPLICANT—Franklin Manufacturing Company, owner—amendment of resolution, change of ownership and marketing under additional trade names.

622-49-SM

APPLICANT—National Gypsum Company, owner—amendment of resolution, additional method of construction.

647-49-SM

APPLICANT—Penn-Dixie Cement Corporation, owner—amendment of resolution, additional types of cement and additional plants.

1105-48-SA

APPLICANT—Automatic Burner Corp., owner—amendment of resolution, trade name.

MAX H. FOLEY, *Chairman.*

SEPTEMBER 27, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 27, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:



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## 603-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Hantman Associates, owner.

SUBJECT—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles for a term of twenty (20) years.

PREMISES AFFECTED—241-09 to 241-21, (241-15 official), Northern Boulevard and 44-36 to 44-42 Douglaston Parkway, northwest corner, Block 8092, Lot 39, Douglaston, Borough of Queens.

## 164-52-BZ—Vol. II

APPLICANT—Anthony Carrello, owner.

SUBJECT—Application reopened February 9, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing store building for use as a laundramat.

PREMISES AFFECTED—158-24 Brinkerhoff Avenue, southwest corner of 159th Street, Block 12162, Lot 34, Jamaica, Borough of Queens.

## 217-60-BZ

APPLICANT—Vincent DeVenoge for Vincent DeVenoge and Noemie DeVenoge, owners.

SUBJECT—Application March 23, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district the construction of an extension to the rear of the present one family dwelling occupying more than the permitted area coverage.

PREMISES AFFECTED—36-14 Palermo Street, west side, 52.39 feet south of Nero Avenue, Block 10516, Lot 9, Hollis, Borough of Queens.

## 837-59-BZ

APPLICANT—Leonard F. Rothkrug for Iroquois Homes, Incorporated, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application December 10, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, with hand tools only, lubritorium, non-automatic car washing, office, sales, signs and parking of customers cars awaiting service, all for a temporary term of 15 years.

PREMISES AFFECTED—834 Burke Avenue and 3044 Matthew Avenue, southeast corner, Block 4573, Lots 25 and 28, Borough of The Bronx.

## 153-60-BZ

APPLICANT—Lama, Proskauer and Prober for Rosenberg Realty Company, owner.

SUBJECT—Application February 24, 1960—decision of the Borough Superintendent, under Section 19A(J) of the Zoning Resolution to permit the erection and use of the required loading berths with less than the required height.

PREMISES AFFECTED—198-210 16th Street, south side, 220 feet 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn.

## 154-60-A

APPLICANT—Lama, Proskauer and Prober for Rosenberg Realty Company, owners.

SUBJECT—Application February 24, 1960—Appeal from a decision of the Borough Superintendent re Class III Construction, egress.

PREMISES AFFECTED—198-210 16th Street, south side, 220 feet 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn.

## 313-60-BZ

APPLICANT—Gabriel Nathan for Manuel and Selma Greenberg, owner.

SUBJECT—Application April 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Borough of Queens.

## 314-60-A

APPLICANT—Gabriel Nathan for Manuel and Selma Greenberg, owners.

SUBJECT—Application April 27, 1960—Appeal from a decision of the Borough Superintendent re—ceiling height.

PREMISES AFFECTED—817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Borough of Queens.

## 151-60-BZ

APPLICANT—Jacob Lubroth and Son for J and M Rizzi Realty Corporation, owner; Foxie and Mike's Service Station, Incorporated, lessee.

SUBJECT—Application February 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the extension in use of the present gasoline service station to include motor vehicle repairs with hand tools only in an existing building presently used as a two car garage.

PREMISES AFFECTED—506-510 Sheepshead Bay Road, south side, 106 feet, 9¾ inches east of West 5th Street, Block 7280, Lot 15, Borough of Brooklyn.

## 104-60-BZ

APPLICANT—Joseph Schafran for Grace Battaglini and Angela Mondello, owners.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district the reconstruction of the service building of an existing gasoline service station and extend the uses to include minor auto repairs.

PREMISES AFFECTED—1672 Castle Hill Avenue, southeast corner of Parker Street, Block 3990, Lots 48 and 50, Borough of The Bronx.

## 898-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Giamboi Brothers Incorporated, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use D area district, the construction of a one story extension on the rear of building No. 1 and a one story building of Class 3 construction in the residence use portion of the plot without the required rear yard and exceeding the permitted area coverage for use of storage of plastering equipment and plastering material and storage of five (5) owners trucks in conjunction with the two present buildings on the same plot now used for office, storage of building materials, loading and unloading and storage of employees and customers cars which in the aggregate constitute garage units for more than five (5) motor vehicles.

PREMISES AFFECTED—2502-2508 Coney Island Avenue, (rear building) west side, 100.36 feet south of Avenue V, Block 7159, Lots 120 and 197, Borough of Brooklyn.

## 671-58-BZ—Vol. II

APPLICANT—Gustave Goldman for Congregation Talmud Torah; R. Morris Kevelson, owner.

SUBJECT—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area



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district the extension of the front portion of the present buildings occupying more than the permitted area and encroaching into the required set back.

**PREMISES AFFECTED**—1379-1387 East 96th Street eastside, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

## 477-59-A

**APPLICANT**—Gustave Goldman for Congregation Talmud Torah; R. Morris Kevelson, owner.

**SUBJECT**—Application July 9, 1959—appeal of the Borough Superintendent, re—Class 3 Structure, area excessive.

**PREMISES AFFECTED**—1379-1387 East 96th Street, eastside, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

## 208-60-BZ

**APPLICANT**—Aaron Halpern for Pauline Sherman, owner.

**SUBJECT**—Application March 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-D area district, the erection of an enclosed porch encroaching on the required setback.

**PREMISES AFFECTED**—3605 Waldo Avenue, northwest corner of West 236th Street, Block 3414, Lot 60, Borough of The Bronx.

## 355-60-BZ

**APPLICANT**—Albert Melniker for Jessie and James Troiano, owners.

**SUBJECT**—Application May 10, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story extension to an existing one story store for storage use extending into the residence portion of the premises and the use of the unbuilt upon portion for accessory customer and employee parking.

**PREMISES AFFECTED**—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.

## 356-60-A

**APPLICANT**—Albert Melniker for Jessie and James Troiano, owners.

**SUBJECT**—Application May 10, 1960—Filed pursuant to Section 35, article 3 of the General City Law re opening in bed of mapped street, proposed widening of Jacques Avenue and a decision of the Borough Superintendent re—accessory parking spaces.

**PREMISES AFFECTED**—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.

## 367-60-BZ

**APPLICANT**—Bloom-Zeveloff and Robert Gottlieb for Triax Corporation, owner; R.M.C. Associates, lessee.

**SUBJECT**—Application May 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district for a period of fifteen years, the extension of a present legal office in basement into a new rear 2 story extension and change occupancy of the first floor apartments to business office.

**PREMISES AFFECTED**—238 East 75th Street, south side, 150 feet west of Second Avenue, Block 1429, Lot 31, Borough of Manhattan.

## 370-60-BZ

**APPLICANT**—Dominick Salvati and Son for N. Y. Poly-Clinic School and Hospital, owner; Duke Parking Corporation, lessee.

**SUBJECT**—Application May 5, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning

Resolution, to permit in a residence use district after demolishing the existing buildings, the maintenance of the vacant land as a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—359-361 West 50th Street, north side, 125 feet east of 9th Avenue, Block 1041, Lots 7, and 7½, Borough of Manhattan.

## 524-52-BZ

**APPLICANT**—Ingram S. Carner for Walmere Realty Company, Inc., owner.

**SUBJECT**—Application reopened July 12, 1960 for consideration as to extension of time to complete, expired January 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use E area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required set-backs from the street line.

**PREMISES AFFECTED**—148-12 to 148-22 Rockaway Boulevard and 126-02 to 126-08 149th Street, southwest corner, Block 12103, Lot 35, Ozone Park, Borough of Queens.

## 100-48-BZ—Vol. III

**APPLICANT**—Henry Nordheim for John H. Bush, owner; Henry Bellmann, lessee.

**SUBJECT**—Application reopened July 12, 1960 for consideration as to extension of term of variance—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district the maintenance of existing motor vehicle repair shop in store building (1878 Valentine Avenue).

**PREMISES AFFECTED**—1933-1959 Webster Avenue, 1876-1892 Valentine Avenue and 350-360 East 178th Street, south side, from Valentine to Webster Avenues, Block 2815, Lot 1, Borough of The Bronx.

## 312-51-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Flash Holding Corp., owner.

**SUBJECT**—Application reopened July 12, 1960 for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition under Section 7A of the Zoning Resolution, permitting in a business use district, to alter and rearrange the present gasoline service station and auto accessories and extend the uses to include lubritorium, office and sales, motor vehicle repair shop, stores for sale of accessories and storage room.

**PREMISES AFFECTED**—2041-2049 Flatbush Avenue and 2-14 Baughman Place, southeast corner, Block 7868, Lot 18, Borough of Brooklyn.

## 95-45-BZ—Vol. II

**APPLICANT**—Sidney H. Kitzler for Lou Halperin's Stations, Inc., owner.

**SUBJECT**—Application reopened July 19, 1960 for consideration as to extension of term of variance, expires December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a business use, D area district the extension of an existing garage for more than five motor vehicles and gasoline service station, the building as extended being in excess of the area permitted by the Zoning Resolution.

**PREMISES AFFECTED**—87-24 to 87-38 Lefferts Boulevard, west side, 190 feet south of Jamaica Avenue, Block 9328, Lots 16, 18, 20 and 22, Richmond Hill, Borough of Queens.

## 604-49-BZ

**APPLICANT**—Young, Balbach, Tilford and Lewis for George Nintzel, owner.

**SUBJECT**—Application reopened July 19, 1960 for consid-



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eration as to extension of term of variance, expired June 14, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the maintenance of ignition repairs, battery charging, auto parts, cleaning, testing room, office and one family, and permitting the parking of more than five motor vehicles waiting to be serviced on open portion of lot.  
**PREMISES AFFECTED**—34-16 31st Street, west side, 140.5 feet south of 34th Avenue, Block 607, Lot 35, Long Island City, Borough of Queens.

## 171-44-BZ

**APPLICANT**—Fredrick A. Ketcher for The H. W. Wilson Company, owner.

**SUBJECT**—Application reopened July 19, 1960 for consideration as to extension of term of variance, expires July 19, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district the warehouse for the storage of paper products but without the storage of any motor vehicles in the building.

**PREMISES AFFECTED**—519 West 161st Street, north side, 300 feet 6 inches west of Amsterdam Avenue, Block 2120, Lot 50, Borough of Manhattan.

MAX H. FOLEY, *Chairman*.

SEPTEMBER, 27, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 27, 1960, at 2 o'clock at 80

Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 353-60-A

**APPLICANT**—William S. Shary for New York City Mission Society, owner.

**SUBJECT**—Application May 10, 1960—Appeal from a decision of the Borough Superintendent—re bulkhead to roof and fire-retarding of public hall partitions.

**PREMISES AFFECTED**—348 Convent Avenue, west side, 79 feet south of West 145th Street, Block 2059, Lot 48, Borough of Manhattan.

## 364-60-A

**APPLICANT**—Daniel Laitin for ARC Building Corporation, owner; Field Brothers, Incorporated, lessee.

**SUBJECT**—Application May 9, 1960—Appeal from a decision of the Borough Superintendent—re Egress between stores.

**PREMISES AFFECTED**—1102-1114 Kings Highway and 2051-2059 Coney Island Avenue, southeast corner, Block 6794, Lot 78, Borough of Brooklyn.

## 380-60-A

**APPLICANT**—P. Feiner and Sons, Incorporated for 522 West 45th Street Corporation, owner.

**SUBJECT**—Application May 16, 1960, originally filed April 7, 1960—Appeal from a decision of the Fire Commissioner—re Smoking permit.

**PREMISES AFFECTED**—522 West 45th Street, south side, 250 feet west of 10th Avenue, Block 1073, Lot 46, Borough of Manhattan.

MAX H. FOLEY, *Chairman*.

# MINUTES

## REGULAR MEETING

TUESDAY MORNING, JULY 19, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, July 6, 1960 were approved as printed in the Bulletin of July 14, 1960, Vol. 45, No. 28.

## 547-32-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs (hand tools only) and parking and storage of motor vehicles.

**PREMISES AFFECTED**—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to September 20, 1960, at 10 A.M. for decision at request of applicant; to file revised drawings; hearing previously closed.

## 54-36-BZ—Vol. II

**APPLICANT**—Samuel Miller for Esso Standard Oil Company, owner.

**SUBJECT**—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubritorium and auto laundry and to extend the uses to include minor auto repairs with hand tools only and the parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

**PREMISES AFFECTED**—525 Gravesend Neck Road (517-531 displayed), northwest corner of Ocean Parkway, Block 7157, Lot 16, Borough of Brooklyn.

## APPEARANCES—

For Applicant: R. S. Hardy, Joseph B. Lynch and Joseph Palt.

For Opposition: Guy James Mangano, Etta Trasatti, Josephine Guglielmino, Elizabeth Lambrose, Jennie Castellano and Providence Villano.

For Administration: Samuel Bodian, Park Dept.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 992-38-BZ—Vol. II

**APPLICANT**—Paul Friedman for Sidney Esikoff and Theodore Tannor, owners.

**SUBJECT**—Application reopened April 26, 1960 as Volume II—decisions of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubrication, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles, with ground sign, all for a stated term of twenty (20) years.

**PREMISES AFFECTED**—2800-2824 Bruckner Boulevard,



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southside, from Swinton Avenue to Quincy Avenue, Block 5534, Lot 1, Borough of The Bronx.

## APPEARANCES—

For Applicant: Paul Friedman and Arthur Levine.

For Opposition: David Krause.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; applicant to file statement as to possible conforming use of premises; hearing closed.

## 678-54-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Lomac Realty Corporation, owner.

**SUBJECT**—Application reopened January 12, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, a boiler room extension to a diaper laundry previously granted by the Board and to permit an additional lot to be used for accessory parking, loading and unloading.

**PREMISES AFFECTED**—56 and 60-64 Hope Street southside, 100 feet west of Marcy Avenue and 339 Grand Street, Block 2384, Lots 10 and 12, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Henry Solomon and Mary Kowal.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 465-55-BZ—Vol. III

**APPLICANT**—Larry Meltzer for 325 North Macquesten Parkway Corporation, owner.

**SUBJECT**—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present legal parking lot used in conjunction with the existing gasoline service station, public garage and automatic auto laundry and extend these uses to include the sales and storage of auto tires.

**PREMISES AFFECTED**—486 to 496 Coney Island Avenue, westside, 91 feet, 9 1/8 inches, south of Church Avenue, 804 to 826 Church Avenue, southside, 94 feet, 1/2 inch west of Coney Island Avenue, Block 5341, Lots 5, 8 and 17, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: Harry J. McDermott.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for decision; applicant to file revised drawings; hearing previously closed.

## 170-58-BZ—Vol. II

**APPLICANT**—Louis Leiberman for Sadie Wugman, owner.

**SUBJECT**—Application reopened May 3, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles and ground signs in conjunction with above use.

**PREMISES AFFECTED**—583-593 Sixth Avenue, eastside, 93.8 feet south of 16th Street, Block 1054, Lots 10, 11, 12, 13, 14, and 15, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Louis Leiberman.

For Opposition: Senator Frank Composto, Mary Commarato, Helen Power, Angie DeVito, Cressenzo Votino, Dorothy A. Przybyski, Joseph T. Sosna, Councilman Thomas J. Cuite, Assemblyman Guy Jones Mangano, Anna Napoli, John Napoli and Gloria Simonelli.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 312-59-BZ

**APPLICANT**—Victor E. Block for J. C. Moss, owner; Rose Fontana, lessee.

**SUBJECT**—Application April 27, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the construction of a covered passageway from the basement of the existing front building to the first floor of the existing rear building and extend the present restaurant use from the front building to the rear building, and storm vestibule on front basement entrance of front building.

**PREMISES AFFECTED**—113 West 13th Street, north side, 232 feet west of 6th Avenue, Block 609, Lot 52, Borough of Manhattan.

## APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: George Greenstein.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 626-59-BZ

**APPLICANT**—Philip Freshman for Dr. Algerd Powell, owner.

**SUBJECT**—Application October 1, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the change in use of the first floor of a two story building from storage to manufacturing of a type permitted in a business use district and office and continue present factory use on second floor and parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

**PREMISES AFFECTED**—70-28 57th Drive, south side, 91.39 feet west of Mazeau Street, Block 2799, Lots 128, 129 and 150, Maspeth, Borough of Queens.

## APPEARANCES—

For Applicant: Philip Freshman.

For Opposition: Walter Szachacz, Joseph Pierzgalski, Mrs. Ercole Giangrande and Helle Kalmeski.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 627-59-A

**APPLICANT**—Philip Freshman for Dr. Algerd Powell, owner.

**SUBJECT**—Application October 1, 1959—Appeal from a decision of the Borough Superintendent re—frame construction, factory, stairways, skylights, etc.

**PREMISES AFFECTED**—70-28 57th Drive, south side, 91.39 feet west of Mazeau Street, Block 2799, Lots 128, 129 and 150, Maspeth, Borough of Queens.

## APPEARANCES—

For Applicant: Philip Freshman.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. in conjunction with Cal. No. 626-59-BZ; hearing closed.

## 701-59-BZ

**APPLICANT**—Albert Melniker for George and Charles Crocco, owners.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 21 of the Zoning Resolution, to permit in a retail use, D and E area district, the erection of an extension to an existing storage garage occupying more than the permitted area coverage in the E area district without the required setback and rear yard and extend the use to include motor vehicle repairs, signs and display of new and used cars, the installation of three (3) additional gasoline tanks and two (2) pumps for private use.

**PREMISES AFFECTED**—1561 Hylan Boulevard, and 300 Burgher Avenue, southwest corner, Block 3332, Lot 19, Dongan Hills, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker and George Crocco.

For Opposition: None.



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**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for further consideration and decision; hearing closed.

## 702-59-A

**APPLICANT**—Albert Melniker for George Grocco and Charles Grocco, owners.

**SUBJECT**—Application October 29, 1959—filed pursuant to Section 35, General City Law—re—curb cut located in bed of mapped street, proposed widening of Burgher Avenue, and vehicular entrance.

**PREMISES AFFECTED**—1561 Hylan Boulevard, and 300 Burgher Avenue, southwest corner, Block 3332, Lot 19, Dongan Hills, Borough of Richmond.

**APPEARANCES**—

For Applicant: Albert Melniker and George Crocco.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for decision in conjunction with Cal. No. 701-59-BZ; hearing closed.

## 800-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to September 20, 1960, at 10 A.M. for decision at request of applicant; to file revised drawings; hearing previously closed.

## 17-60-BZ

**APPLICANT**—Julius S. Rapson, for John Valerio, owner.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, G-1 area district, the erection of a one-story extension in the residence use, G-1 area portion of the plot exceeding the area coverage and extending the present commercial use.

**PREMISES AFFECTED**—240-04 Merrick Boulevard and 134-23 Brookville Boulevard southeast corner, Block 13204, Lots 97 and 103, Rosedale, Borough of Queens.

**APPEARANCES**—

For Applicant: Julius S. Rapson and John Valerio.

For Opposition: None.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 21-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Motor Oil Company, owner.

**SUBJECT**—Application January 11, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the use to include lubritorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—88-11 to 88-21 (88-15 official) Rockaway Boulevard, and 88-10 to 88-18 101st Avenue, northeast corner, and 101-02 to 101-10 89th Street, Block 9090, Lot 21, Ozone Park, Borough of Queens.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 74-60-BZ

**APPLICANT**—Louis B. Santangelo for Cliffledge Realty Incorporated, owner.

**SUBJECT**—Application February 5, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of this plot for the storage of more than 5 motor vehicles for a term of 5 years.

**PREMISES AFFECTED**—1514 Sedgwick Avenue, east side 1387.52 feet south of West 176th Street, Block 2880, Lots 9, 10, 12, 13, and 15, Borough of The Bronx.

**APPEARANCES**—

For Applicant: Herman E. Horwood.

For Opposition: None.

**ACTION OF BOARD**—Laid Over to July 26, 1960, at 10 A.M. for decision; applicant to file revised drawings; hearing closed.

## 164-60-BZ

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, and a group sign all for a term of fifteen (15) years.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

**APPEARANCES**—

For Applicant: Paul Friedman.

For Opposition: None.

**ACTION OF BOARD**—Laid over to October 4, 1960, at 10 A. M. for decision at request of applicant; applicant to inform Board as to possibility of conforming use; hearing previously closed.

## 165-60-A

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—filed pursuant to Section 35 general City Law—re Gasoline Service station partly in bed of mapped street, proposed widening Metropolitan Avenue.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

**APPEARANCES**—

For Applicant: Paul Friedman.

**ACTION OF BOARD**—Laid over to October 4, 1960, at 10 A. M. for decision at request of applicant in conjunction with Cal. No. 164-60-BZ; hearing previously closed.

## 167-60-BZ

**APPLICANT**—Frank L. Thompson for Studley Paper Company Incorporated, owner.

**SUBJECT**—Application March 8, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a manufacturing and business use, D area district, the erection of an extension to an existing building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—2047 Nameoke Avenue, and 1601 Redfern Avenue, southeast corner, Block 15537, Lot 71, Far Rockaway, Borough of Queens.



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## APPEARANCES—

For Applicant: F. L. Thompson, Murray L. Oppenheimer and Lester J. Studley.

For Administration: Harvey Fox, N.Y.C. Housing Authority.

ACTION OF BOARD—Laid over to September 13, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 181-60-BZ

APPLICANT—Guerino Salerni, for Filmat Realty Corporation, owner.

SUBJECT—Application March 9, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building to be used as an auto laundry in conjunction with the present parking lot, all within the business use portion of the plot.

PREMISES AFFECTED—23-28 30th Avenue, south side, 91.89 feet west of Crescent Street, Block 572, Lots 37 and 38, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Guerin Salerni and Charles Crisa.

For Opposition: Thadius J. Foley and Rose Bonagura.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to September 13, 1960, at 10 A. M. for inspection and decision; Board of Education to inform Board concerning the possible effect upon nearby school; hearing closed.

## 186-60-BZ

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing building from a fire house to office and storage and sale of building materials as an extension of the present permitted use on the adjoining lot.

PREMISES AFFECTED—393-399 Halsey Street, north-side, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Laid over to September 13, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 187-60-A

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960—Appeal from a decision of the Borough Superintendent—re stairs, partitions, etc.

PREMISES AFFECTED—393-399 Halsey Street, north-side, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Laid over to September 13, 1960, at 10 A.M. for inspection and decision in conjunction with Cal. No. 186-60-BZ; hearing closed.

## 214-60-BZ

APPLICANT—Robert Gottlieb for Conrad Okon, owner.

SUBJECT—Application March 23, 1960—decision of the Borough Superintendent, under Sections 21 and 19 B (d) of the Zoning Resolution, to permit in a D area district, the erection of a two story building exceeding the area coverage and without the required parking space.

PREMISES AFFECTED—3789 East Tremont Avenue, east side, 316.60 feet north of Schley Avenue, Block 5435, Lot 13, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

ACTION OF BOARD—Laid over to September 13, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 223-60-BZ

APPLICANT—Leonard F. Rothkrug for 13 West 100th Street Corporation, owner; Valu-Wise Supermarket, lessee.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Sections 21 and 7a of the Zoning Resolution, to permit in a residence use B area district, the combining and extension of two present legal non conforming retail stores with the rear extension exceeding the permitted area coverage and erection of a business sign.

PREMISES AFFECTED—13 and 15 West 100th Street, north side, 150 feet west of Central Park West, Block 1836, Lot 25, Borough of Manhattan.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to July 26, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 224-60-A

APPLICANT—Leonard F. Rothkrug for 13 West 100th Street Corporation, owner; Valu-Wise Supermarket, lessee.

SUBJECT—Application March 25, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 53 of the Multiple Dwelling Law—re egress—removal of party wall between buildings.

PREMISES AFFECTED—13 and 15 West 100th Street, north side, 150 feet west of Central Park West, Block 1836, Lot 25, Borough of Manhattan.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to July 26, 1960, at 10 A.M. for inspection and decision in conjunction with Cal. No. 223-60-BZ; hearing closed.

## 226-60-BZ

APPLICANT—Samuel S. Adlerstein for Fugazy Travel Bureau, Incorporated, owner.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Sections 7a and 7e of the Zoning Resolution, to permit in a local retail use district, the extension of present business (travel bureau) located on the first floor to second and third floors and occupy the fourth floor as an apartment for the owner.

PREMISES AFFECTED—351 Avenue of The Americas, west side, 69.5 feet north of West 4th Street, Block 592, Lot 23, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel S. Adlerstein and Richard Gal-  
lechio.

For Opposition: None.

ACTION OF BOARD—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 228-60-BZ

APPLICANT—Frederick A. Ketcher for Louis Fayne, owner.

SUBJECT—Application March 28, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the storage of more than 5 pleasure motor vehicles for a term of five (5) years.

PREMISES AFFECTED—1888 Billingsley Terrace, east side, 135.5 feet west of Phelan Place, Block 2879, Lot 259, Borough of The Bronx.



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## APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: Henry Rinck, Jessie Marshak, Lee Casden, Ida K. Sheer and Giuseppe Lombardo.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 247-60-BZ

**APPLICANT**—Morton S. Cahn for Sanford Levy, owner.

**SUBJECT**—Application April 1, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—97-20 64th Avenue, south side, 160.50 feet east of Queens Boulevard, Block 2091, Lot 14, Rego Park, Borough of Queens.

## APPEARANCES—

For Applicant: Morton S. Cahn.

For Opposition: None.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 258-60-BZ

**APPLICANT**—Elliot Saltzman for E-N Realty Company, owner.

**SUBJECT**—Application April 7, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present daytime parking lot for employees and customers, no fee charged, from the business use portion into the residence use portion of the plot.

**PREMISES AFFECTED**—164-30 to 164-40 (164-32 official) South Road and 104-06 to 104-20 165th Street, southwest corner, Block 10163, Lots 51 and 54, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Elliot Saltzman.

For Opposition: Laura Richardson, Mary Matthews, Evelina Buckley, James Buckley, Unis Wong, Peter Davanzo and Harold Watkiss.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 262-60-BZ

**APPLICANT**—Frank L. Thompson for Robert J. Mack-soud, owner; Bay Ridge Medical Group, H.I.P., lessee.

**SUBJECT**—Application April 8, 1960,—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use district the extension of the medical center on the first floor of an existing building presently used as a medical center and dwelling to include the cellar and second floor and two garage buildings and a proposed extension in the rear yard exceeding the permitted area coverage and encroaching on the required rear yard.

**PREMISES AFFECTED**—7708-7712 Fourth Avenue, west side, 43 feet south of 77th Street, Block 5960, Lot 42, Borough of Brooklyn.

## APPEARANCES—

For Applicant: F. L. Thompson.

For Opposition: John A. Klett, A. Frederick Meyerson, Sam S. Brozinsky, Leonard R. Caciopp, Dr. S. C. Harvey, Catherine M. Dance and Harry L. Feigenbaum.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A.M. for further study and decision; hearing closed.

## 288-60-BZ

**APPLICANT**—Victor E. Block for Nicholas Colapinto, owner.

**SUBJECT**—Application April 19, 1960—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station,

lubritorium, car wash, sale and storage of accessories, minor auto repairs and parking and storage of motor vehicles and ground sign with curb cut within 75 feet of a residence use district, for a term of twenty (20) years.

**PREMISES AFFECTED**—161-15 46th Avenue, northwest corner of 162nd Street, Block 5440, Lot 81, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Victor E. Block and Nicholas Colapinto.

For Opposition: None.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 298-60-BZ

**APPLICANT**—James E. Vassalotti for Ronald M. Larocca and Salvatore A. DiConza, owners.

**SUBJECT**—Application April 21, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail and residence use district, the change in occupancy of an existing two story and basement building presently used as a two family dwelling to professional offices to be occupied by two tenants.

**PREMISES AFFECTED**—478 Bay Ridge Parkway, south side, 86 feet, 6½ inches west of 5th Avenue, Block 5941, Lot 39, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A.M. for decision; applicant to file revised drawing as to front of building; hearing previously closed.

## 299-60-A

**APPLICANT**—James E. Vassalotti for Ronald M. Larocca and Salvatore A. DiConza, owners.

**SUBJECT**—Application April 21, 1960—Appeal from a decision of the Borough Superintendent,—re Live Load.

**PREMISES AFFECTED**—478 Bay Ridge Parkway, south side, 86 feet 6½ inches west of 5th Avenue, Block 5941, Lot 39, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 10 A.M. for decision; hearing previously closed.

## 311-60-BZ

**APPLICANT**—George Fuchs for E. G. Danner, owner.

**SUBJECT**—Application April 26, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the use of the first floor of an existing building for office, storage and factory.

**PREMISES AFFECTED**—1884-1886 Woodbine Street, south side, 90 feet 1¾ inches and 70 feet 1¾ inches west of Woodward Avenue, Block 3470, Lots 19 and 119, Ridgewood, Borough of Queens.

## APPEARANCES—

For Applicant: George Fuchs.

For Opposition: Sophia Hansberry, Madeline Arnold, Mrs. J. Foerster, Alois Rubenbaver, Elizabeth Meditz, Frances Elser, Augusta Karch, Otto K. Karch and others.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 312-60-BZ

**APPLICANT**—Hodges, Reavis, McGrath and Downey, for Milton H. Stapen, Manuel Stapen, Annabel Schnitman, Sadye Lewis Friedman, and Irving Stapen, owners.

**SUBJECT**—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7A and 21 of the Zoning Resolution, to permit in a retail use B area district after demolishing the existing five (5) four-story buildings



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the erection of an 18 story and tower office building without the required rear yard and show window on the first floor within 75 feet of a residence use district.

**PREMISES AFFECTED**—849-857 Third Avenue and 200-204 East 52nd Street, southeast corner, Block 1325, Lots 51, 52, 53, 54, 55 and 153, Borough of Manhattan.

## APPEARANCES—

For Applicant: John P. McGrath, R. S. Hardy, S. I. Fetter, Milton Stapen and Edward I. Friedman.

For Opposition: Nathan Goldman.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 326-60-BZ

**APPLICANT**—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

**SUBJECT**—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

**PREMISES AFFECTED**—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Louis C. Moser, Donald R. Koester, Dominick P. Lopedote, Samuel Grant, Murray Bikles, Frances Sherega, Howard G. Buckingham, Sidney J. Sherman and Charles Mestanas.

**ACTION OF BOARD**—Laid over for continued hearing to September 20, 1960, at 10 A.M. and for inspection.

## 330-60-BZ

**APPLICANT**—Victor E. Block for M. M. O. Realty Corporation, owner.

**SUBJECT**—Application April 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles (pleasure type).

**PREMISES AFFECTED**—628-630 West 185th Street, south side, 50 feet east of Wadsworth Avenue, Block 2166, Lots 9 and 10, Borough of Manhattan.

## APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: Charles Cohen.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 345-60-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Packer Super Market Incorporated, owner.

**SUBJECT**—Application April 26, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story and cellar building for use as a supermarket, extending from the business use into the residence use portion of the plot with business entrance in the residence use district and business sign, show window, business entrance and exit exceeding 3 feet, 6 inches within 75 feet of the residence use district and loading and unloading and employee and patron parking.

**PREMISES AFFECTED**—2794-2814 Atlantic Avenue and 232-262 Hendrix Street, southwest corner, Block 3962, Lots 9, 10, 11 and 12, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to September 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 371-60-BZ

**APPLICANT**—Goldwater and Flynn for Dara Equities, Incorporated, owner.

**SUBJECT**—Application May 13, 1960—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one and two story building for use as a supermarket, five stores, a bowling alley and open air parking.

**PREMISES AFFECTED**—71-28 to 71-40 Kissena Boulevard, northwest corner, of 72nd Road, Block 6698, Lot 12, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Monroe Goldwater, Louis Colman, and Samuel Rosenblum.

For Opposition: John P. McGrath, John L. A. Bond, David Minken, Jesse Barkin and John F. Blaha.

For Administration: John J. Saunders, Bd. of Education.

**ACTION OF BOARD**—Laid over to September 20, 1960, at 10 A.M. for inspection and decision; briefs may be filed by both sides; hearing closed.

## 1047-22-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Mount Eden Realty Corporation, owner; Frankart Furniture, Incorporated, Lessee.

**SUBJECT**—Application reopened March 15, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of building and retail furniture store, using more than the area permitted.

**PREMISES AFFECTED**—14 West Fordham Road, southeast corner of Davidson Avenue, Block 3199, Lot 77, Borough of the Bronx.

## APPEARANCES—

For Applicant: Leonard Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker

Negative: ..... 5  
..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1960 after due notice by publication in the Bulletin; laid over to July 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1960 acting on Alt. Applic. No. 675-58, reads:

"1. The proposed enlargement of the portion of the building located in a residence use area and the extension of the retail use into that portion is contrary to Article II Sec. 3 of the Zoning Resolution and B.S.A. 1047-22-BZ.

2. Proposed complete coverage on the second floor in the residence use portion of the lot in a B area district is contrary to Article IV, Sec. 12 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections



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7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of building and retail furniture store, using more area than permitted, on condition that the work shall be done in accordance with drawings filed herewith dated February 26, 1960, 5 sheets and May 20, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 158-23-BZ—Vol. II

APPLICANT—Philip Freshman for Empire State Warehouse Corp., owner.

SUBJECT—Application reopened June 21, 1960 for consideration as to extension of time to complete, expired July 1, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a retail and residence use district, in an existing (9) nine-story building together with the adjoining (8) eight-story and penthouse building, warehouse in the basement and first floor with accessory garage and the use of the upper floors for light manufacturing.

PREMISES AFFECTED—372-390 Gates Avenue and 390 Nostrand Avenue, southwest corner, Block 1812, Lot 42, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Philip Freshman.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation July 1, 1959; and

WHEREAS, this application was reopened on June 21, 1960 and set for hearing on July 19, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 6, 1960 acting on Alt. Applic. No. 297-57, reads:

"1. As all work has not been completed within the requirement of Sect. 22A of Zoning Resolution and a new Certificate of Occupancy not obtained refer to Board of Standards and Appeals for extension of time."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 1, 1958, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained."

## 285-31-BZ

APPLICANT—Roe and Kramer for Nicholas Marg, owner.

SUBJECT—Application reopened June 21, 1960 for consideration as to extension of term of variance, expires February 15, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—164-50 Cross Bay Boulevard,

northwest corner of 165th Avenue (Nolins Avenue), Block 14086, Lot 147, Shellbank Basin, Borough of Queens.

### APPEARANCES—

For Applicant: Walter M. Schackman.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker ..... 4  
Negative: Commissioner Fox ..... 1

### THE RESOLUTION—

WHEREAS, on December 15, 1931, thereafter amended to February 15, 1956, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation February 15, 1961; and

WHEREAS, this application was reopened on June 21, 1960 and set for hearing on July 19, 1960, at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated May 2, 1960 acting on N.B. Applic. No. 863-31, reads:

"1. Proposed extension of a variance for office, gas station and grease pits in a business district is contrary to Board of Standards and Appeals BZ 285-31 and is referred to the Board. Variance to expire 2/15/61."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 15, 1931, only as to the term of the variance, so that as amended it shall read:

"granted for a term of two (2) years from the date of this amended resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 289-40-BZ—Vol. IV

APPLICANT—William H. Fuhrer for Lerad Realty Corporation, owner.

SUBJECT—Application reopened January 12, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the extension of the present use of milk pasteurizing and bottling plant to the buildings on the adjoining Lot 56.

PREMISES AFFECTED—103 to 113 Bruckner Boulevard, northwest corner of Brown Place, Block 2278, Lots 56, 64 and 67, Borough of the Bronx.

### APPEARANCES—

For Applicant: William H. Fuhrer and Samuel Rubin.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1960 after due notice by publication in the Bulletin laid over to July 19, 1960 for inspection and decision; applicant to submit letter and drawings showing proposed conditions; and

WHEREAS, the decision of the Borough Superintendent, dated December 28, 1959 acting on Alt. Applic. No. 913-59 reads:

"1. Extension of use of pasteurizing and milk bottling plant in a business use district is contrary to Art. I Sect. 4 of the Z. R. and Bd. of S. & A. Cal. #289-40-BZ.

and WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended



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granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution, to permit in a business use district, the extension of the present use of milk pasteurizing and bottling plant to the buildings adjoining on Lot 56, for a period of twenty years, *on condition* that the work shall be done in accordance with drawings dated December 21, 1959, 9 sheets and July 15, 1960, 1 sheet revised; that all broken panes of glass shall be replaced; that the windows on the north side of the extension shall be kept closed; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 302-40-BZ—Vol. II

APPLICANT—Ferdinand Savignano for Mrs. Antoniette Russo, owner.

SUBJECT—Application reopened June 21, 1960 for consideration as to extension of term of variance, expires October 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a business use district, the extension in use of the first story of an existing building to a saw and planing mill.

PREMISES AFFECTED—1348-1350 (1340 displayed) 60th Street, south side, 340 feet east of 13th Avenue, Block 5719, Lot 24, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Tullio Buracchio.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, on September 24, 1940, as thereafter amended through October 3, 1950, this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance which will expire by time limitation October 3, 1960; and

WHEREAS, this application was reopened on June 21, 1960 and set for hearing on July 19, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 18, 1960 acting on Alt. Applic. No. 5610-39, reads:

"1. Proposed extension of time is contrary to conditions of variance granted by Bd. of S. & A. under Cal. No. 302-40-BZ, October 3, 1950, Bul. 44 Vol. 25."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 24, 1940, as amended through October 3, 1950, only as to the term of variance, so that as *amended* it shall read:

"granted for a term of ten (10) years from the date of this *amended* resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 29-49-BZ—Vol. IV

APPLICANT—Joseph B. Klein for Peter I. Feinberg owner: J. and R. Stutz, Incorporated, lessee.

SUBJECT—Application reopened April 5, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing used car lot located partly on Lot 1 and Lot 61 in the retail portion of the plot into that portion of Lot 1 and all of Lot 8 in the residence use portion of the plot.

PREMISES AFFECTED—1675-1677 Bruckner Boulevard, northwest corner of Fteley Avenue, Block 3721, Lots 1, 8 and 61, Borough of The Bronx.

### APPEARANCES—

For Applicant: Joseph Klein.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1960 after due notice by publication in the Bulletin; laid over to July 6, 1960 for inspection and decision; then to July 19, 1960 for decision; applicant to file revised drawings showing fences, paving, curb cuts and signs; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1960 acting on Alt. Applic. No. 60-1960, reads:

"1. Proposal to extend the use of an existing used car lot into a residence use district is contrary to Art. II Sect. 3 of the Zoning Resol."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing used car lot located partly on Lot No. 1 and Lot No. 61 in the retail portion of the plot, into that portion of Lot No. 1 and all of Lot No. 8 in the residence use portion of the plot, for a term of ten years, *on condition* that the work conform with drawings filed with this application dated March 21, 1960, 4 sheets, and July 18, 1960, one sheet; that the fence on three sides of the property shall be woven wire, six feet high; that the lot shall be paved with clean cinders or gravel, treated with a binder and rolled to the proper grade; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 327-51-BZ—Vol. II

APPLICANT—Ada Talbot, for Larrybette Corp., owner.

SUBJECT—Application reopened May 26, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence and retail use district, the extension of the use of parking and storage of motor vehicles in Lot 49 to include small boats, and to extend such parking and storage into Lot 71 of premises.

PREMISES AFFECTED—2813-2815 East 28th Street, east side, 99 feet 15 $\frac{1}{8}$  inches north of Emmons Avenue and 2798-2826 East 29th Street, west side, 79 feet 6 $\frac{7}{8}$  inches north of Emmons Avenue, Block 7501, Lots 49 and 71, Borough of Brooklyn.

### APPEARANCES—

For Applicant: M. V. Lovins.

For Opposition: None.



# MINUTES

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker..... 4

Negative: Vice Chairman Kleinert ..... 1  
THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 10, 1959 after due notice by publication in the Bulletin; laid over for decision; date to be set; applicant to comply with previous resolution; then set for July 19, 1960; and

WHEREAS, the decision of the Borough Superintendent, dated April 27, 1959 acting on Alt. Applic. No. 1229-59, reads:

"1. Parking and storage of motor vehicles and storage of boats in Residence use district is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7e and h, for a term of ten (10) years, to permit in a residence and retail use district, the extension of the use of parking and storage of motor vehicles on Lot 49, to include small boats, and to extend such parking and storage into Lot 71 of the premises, on condition that the work shall be done in accordance with drawings filed with this application dated May 9, 1959, 3 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 640-51-BZ

APPLICANT—Leonard F. Rothkrug for Nathan Slugh, owner.

SUBJECT—Application reopened June 7, 1960 for consideration as to extension of term of variance, expires January 17, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles on unoccupied portion of lot on which is located a multiple dwelling.

PREMISES AFFECTED—2914-2922 West 28th Street, west side, 100 feet south of Mermaid Avenue, Block 7052, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

WHEREAS, on February 19, 1952 as thereafter amended through January 17, 1956, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation January 17, 1961; and

WHEREAS, this application was reopened on June 7, 1960 and set for hearing on July 6, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 6, 1960 after due notice by publication in the Bulletin; laid over to July 19, 1960 for further consideration as to ex-

tension of term of variance; applicant to file revised drawing of proposed conditions; and

WHEREAS, the decision of the Borough Superintendent, dated April 26, 1960 acting on Alt. Applic. No. 2515-51 reads:

"1. Application filed for extension of term the variance granted by Bd. of St. & Appeals under Cal. No. 640-51-BZ which expires 1-17-61."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 19, 1952, as thereafter amended through January 17, 1956, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five years from the date of this amended resolution on condition that the property shall conform in all respects to revised drawing filed July 18, 1960, one sheet; that the lot shall be paved with clean cinders or gravel, treated with a binder and rolled to the proper grade; that the woven wire fence shown shall be five feet six inches in height; that the only sign shown shall be that required by the Department of Licenses; that the parking shall be for pleasure cars only; and that a certificate of occupancy shall be obtained."

## 553-54-BZ

APPLICANT—Sidney Snyderman for Ismo Estates Inc., owner.

SUBJECT—Application reopened June 21, 1960 for consideration as to extension of term of variance, expired January 26, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of motor vehicles, with an entrance to or an exit from proposed parking located in residence use portion of lot.

PREMISES AFFECTED—30-09 38th Street, east side, 76 feet south of 30th Avenue, Block 660, Lot 39, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Sidney Snyderman.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

WHEREAS, on January 25, 1955, as thereafter amended on April 26, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation January 25, 1960; and

WHEREAS, this application was reopened on June 21, 1960 and set for hearing on July 19, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated May 18, 1960 acting on Alt. Applic. No. 1126-54, reads:

"Extension of time for existing parking lot is contrary to Board of Standards and Appeals BZ 553/54 and should be referred to the Board for its approval."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 25, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."



# MINUTES

## 191-56-BZ—Vol. II

APPLICANT—James J. Lyons, Jr. and John J. Lynch for Max Greenberg, owner.

SUBJECT—Application reopened March 8, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district for a stated term of ten (10) years, the maintenance of a non-transient lot for the storage of more than five (5) passenger vehicles.

PREMISES AFFECTED—1707-1713 Montgomery Avenue, westside, 98.66 feet north of West 176th Street, Block 2877, Lots 477 and 479, Borough of the Bronx.

### APPEARANCES—

For Applicant: James J. Lyons.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1960 after due notice by publication in the Bulletin; laid over to July 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 3, 1959 acting on Alt. Applic. No. 1135-58, reads:

"1. The proposed use of the lot for parking and storage of more than five motor vehicles in a residence use district is contrary to Article II Sec. 3 of the Zon. Res."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of ten (10) years, to permit in a residence use district, the maintenance of a non-transient lot for the storage of more than five passenger vehicles, *on condition* that the work shall be done in accordance with drawings filed dated December 4, 1959, 4 sheets; that the lot shall be used for non-transient storage only, with tenants supplied with keys for the gate; that the only sign used shall be that required by the Department of Licenses; that the tree now in front of the property at the curb shall be maintained as at present; that all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 900-59-BZ

APPLICANT—McInerney and Mulvaney for Samuel R. Saunders, owner.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail district, the extension of the mortician's use from the present frame building into an existing portion of adjacent masonry building.

PREMISES AFFECTED—217 Reid Avenue, and 698-704 Jefferson Avenue, southeast corner, Block 1657, Lot 11, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Mulvaney.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; laid over to June 21, 1960 for inspection; then to July 19, 1960 for decision; applicant to submit revised drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 30, 1959 acting on Alt. Applic. No. 3253-59, reads:

"1. Proposed chapel, office and reception room, embalming room, storage and a 3 car garage in conjunction with undertaking establishment is in violation of Art. 2 Sect. 4C of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a to permit in a local retail district, the extension of the mortician's use from the present frame building into an existing portion of adjacent masonry building, *on condition* that the work shall be done in accordance with drawings filed with this application dated December 30, 1959, 3 sheets and July 12, 1960, 1 sheet revised; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 919-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use D area district, the reconstruction of an existing gasoline service station, lubricatorium and auto laundry and extend the uses to include minor auto repairs, salesroom, utility room, parking and storage of motor vehicles, ground sign, curb cuts within 75 feet of a residence use district, the elimination of the required rear yard and the installation of six (6) new 550 gallon gasoline tanks and four (4) new dispensing pumps, for a stated term of twenty (20) years.

PREMISES AFFECTED—187-17 to 187-25 (187-17 official) Jamaica Avenue, and 91-29 to 91-35 187th Place, northeast corner, Block 9910, Lot 11, Hollis, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1960 after due notice by publication in the Bulletin; laid over to July 19, 1960 for inspection and decision; applicant to file an additional drawing; hearing closed; and

WHEREAS, the decision of the Borough Superintendent dated December 21, 1959 acting on N.B. Applic. No. 4353-59; reads:

"1. Proposed demolition, reconstruction and extension



# MINUTES

of use of an existing gasoline station, office, lubritorium and auto laundry to—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles in a lot located within a retail use district and extending into a residence use district is contrary to Art. II section 4-A and section 3 of the Zoning Resolution.

2. Proposed ground sign in a Retail Use district is contrary to Art. II section 4A of the Zoning Resolution.

3. Proposed business entrances (curb cuts) within 75'-0" of a Residence Use district are contrary to Art. II section 7A of the Zoning Resolution.

4. Provide proper rear yard for building in a Retail Use district a "D" area district as required by Art. IV section 14 and section 17 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a, i and A of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use, D area district, the reconstruction of an existing gasoline service station, lubritorium and auto laundry and extension of uses to include minor auto repairs, sales room, utility room, parking and storage of motor vehicles, ground sign, curb cuts within 75 feet of a residence use district, the elimination of required rear yard and the installation of six new 550 gallon gasoline tanks and four new dispensing pumps, *on condition* that the work shall be done in accordance with drawings filed herewith dated December 24, 1959, 4 sheets, and July 15, 1960, one sheet revised; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 924-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of the existing gasoline service station, office, store and lubritorium, and extend the uses to include minor auto repairs, car washing, utility room, ground sign, parking and storage of motor vehicles and the installation of six (6) additional 550 gallon gasoline tanks and four (4) dispensing pumps.

PREMISES AFFECTED—113-11 to 113-23 (113-21 official) Merrick Boulevard, and 171-01 to 171-07 Linden Boulevard, northeast corner, Block 10287, Lot 1, St. Albans, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1960 after due notice by publication in the Bulletin; laid over to July 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 28, 1959 acting on N.B. Applic. No. 3924-59, reads:

"1. The proposed gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking & storage of motor vehicles & ground sign in a retail use district, is contrary to Art. 2 Sec. 4A of the Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 7i, to permit in a retail use district, the reconstruction of the existing gasoline service station, office, store and lubritorium and extension of uses to include minor auto repairs, car washing, utility room, ground sign, parking and storage of motor vehicles and the installation of six additional 550 gallon gasoline tanks and four dispensing pumps, *on condition* that all work shall be done in accordance with drawings filed herewith dated December 29, 1959, 6 sheets and February 3, 1960, 1 sheet, except that the pumps on Linden Boulevard shall be located 15 feet from the building line; that the curb cuts shall be maintained as existing in the same locations on Merrick Boulevard; that entrances to men's and women's toilets shall be made remote from each other; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 3-60-BZ

APPLICANT—Arnold W. Lederer for Saul and Lawrence Levy, owner.

SUBJECT—Application January 5, 1960—decision of the Borough Superintendent, under Sections 7i and 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of a one story masonry building occupying more than the permitted area and use for auto sales, motor vehicle repairs with incidental welding (no body or collision work, no painting or spraying) and office.

PREMISES AFFECTED—2331-2333 Strauss Street, east side, 119 feet, 9 inches north of East 98th Street, Block 3620, Lot 21, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Arnold W. Lederer and Saul Levy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1960 after due notice by publication in the Bulletin; laid over to July 6, 1960 for inspection and continued hearing; applicant to send out notices by regular mail and file revised drawings; then to July 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1959 acting on N.B. Applic. 3437-59, reads:

"1. Proposed building to be used for auto repair shop, incidental welding (no body work, no paint spraying) and offices, in a Retail zone, is contrary to Article II, PP. 4-A as per PP. 4a, subsections 29 and 4 of the Zoning Resolution.



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2. Area of proposed building in a "D" area zone exceeds permitted percentage of area of lot and is contrary to Article IV, PP. 14(c) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7i and 21 of the Zoning Resolution to permit in a retail use, D area district, the erection of a one-story masonry building occupying more than the permitted area and to be used for auto sales, motor vehicle repairs with incidental welding, no body or collision work, no painting or spraying, and office *on condition* that the work be done in accordance with drawings filed with this application dated January 5, 1960, one sheet and June 24, 1960, one sheet revised; that all laws rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 62-60-BZ

APPLICANT—Crinnion and Crinnion for Michael Strazza, owner; Tremont Auto Parts, lessee.

SUBJECT—Application January 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story extension to an existing building occupying more than the permitted area coverage.

PREMISES AFFECTED—3361 East Tremont Avenue, north side, 64.09 feet west of Haskin Street, Block 5311, Lot 5, Borough of the Bronx.

### APPEARANCES—

For Applicant: Thomas P. Crinnion and Edward T. Crinnion.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1960 after due notice by publication in the Bulletin; laid over to July 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 22, 1960 acting on Alt. Applic. No. 1159-59, reads:

"1. Area coverage exceeding 55% on premises located in a "D" district is contrary to Art. II Sect. 14(c) & 19(e) of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does

hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one-story extension to an existing building, occupying more than the permitted area, *on condition* that the work shall be done in accordance with drawings filed herewith dated January 27, 1960, 10 sheets and May 26, 1960, 3 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 69-60-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Jennie Fenimore, owners.

SUBJECT—Application January 27, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the storage of non-transient pleasure-type cars only, on the vacant area adjoining a dwelling for a temporary term of five (5) years.

PREMISES AFFECTED—516-520 Parkside Avenue, south side, 43 feet 1 1/8 inches east of Bedford Avenue, Block 5056, Lot 97, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1960 after due notice by publication in the Bulletin; laid over to July 6, 1960 for inspection and decision; then to July 19, 1960 for decision; applicant to file revised drawings and submit statement as to necessity for additional parking in this area; and

WHEREAS, the decision of the Borough Superintendent, dated January 21, 1960 acting on Alt. Applic. No. 4011-59, reads:

"1. Proposed parking of more than 5 cars within a residential district, violates Art. 2 Sect. 3 of Zone Resolutions."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution, to permit in a residence use district, the addition of non-transient storage of pleasure type cars only, on the vacant area adjoining a dwelling, for a term of five years, *on condition* that the work be done in accordance with drawings filed with this application dated January 27, 1960, 4 sheets, and June 30, 1960, one sheet revised; that the storage shall be confined to non-transients, who will be furnished keys to the gate; that all laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy shall be obtained within the provisions of Section 22A of the Zoning Resolution.

## 72-60-BZ

APPLICANT—Murray L. White for Wil-Nic, Incorporated, owner.

SUBJECT—Application February 3, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning



# MINUTES

Resolution, to permit in a business and residence use D area district, the erection of a one story masonry extension to a present machine shop building occupying more than the permitted area coverage in a D area and use that portion in the residence use district for loading and unloading and parking of motor vehicles of customers and employees during working hours only, no fees to be charged.

**PREMISES AFFECTED**—112-37 Roosevelt Avenue, north side, 101.42 feet west of 114th Street and 39-10 114th Street, Block 1786, Lots 24, 26 and 32, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: Murray L. White.

For Opposition: Amelia Roller and Mary Roller.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; laid over to July 6, 1960 for hearing; applicant to notify affected owners and file certification of notice; then to July 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1960 as amended by decision dated April 28, 1960 acting on Alt. Applic. No. 2827-59, reads:

"1. Proposed occupied area in a "D" area district is contrary to Art. 4 Sec. 14(c) of the Zoning Res.

2. Proposed use of Lots #24 & 26 in a Res. use district, for the parking of motor vehicles for customers & employees & loading & unloading, is contrary to Art. 2 Sec. III of the Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a business and residence use, D area district, the erection of a one story masonry extension to a present machine shop building, occupying more than the permitted area coverage in a D area, *on condition* that the work shall be done in accordance with drawings filed with this application dated February 3, 1960, 3 sheets and April 28, 1960, 3 sheets, except that the use of Lot 24 and Lot 26 on 114th Street for the parking, storage, loading and unloading are denied in this resolution; that there shall be no vehicular entrance or exit through the north wall of the extended building; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 116-60-BZ

**APPLICANT**—Louis Lieberman for Post Bayside No. 1, owner.

**SUBJECT**—Application February 19, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district and G-1 area district, the construction of a one story building for use as a supermarket occupying more than the permitted area coverage and encroaching on the required fifteen foot setback, with parking of more than five (5) cars for employees and customers and loading and unloading.

**PREMISES AFFECTED**—260-02 to 260-20 (260-10 official) Union Turnpike and 77-01 to 77-09 260th Street, southeast corner, and 260-01 to 260-19 79th Avenue and 77-02 to 77-14 261st Street, Block 8677, Lots 61, 68 and 69, Bellerose, Borough of Queens.

## APPEARANCES—

For Applicant: Louis Lieberman and Harry Berger.

For Opposition: Martin B. Stecher, Lawrence Schwartz, Iris Feinerman, Sophie Cohen, Jerry Goldberg, Armand Capuzzo, Normand Hornstein, Sidney Schwartz, Charlotte Schwartz, Sue Noreika, Giovanni Nisita and others.

**ACTION OF BOARD**—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1960 acting on N.B. Applic. No. 4890-59, reads:

"1. The proposed erection of a supermarket with open parking for more than 5 cars in a Res. use district is contrary to Art. II Sect. 3, Zone Res.

2. The proposed bldg. exceeds the permissible area of coverage in a G-1 area district and is contrary to Art. IV Sec. 16(c) Zone Res.

3. The proposed bldg. is within the 15' required setback from the street line contrary to Art. IV Sec. 14 (b) Zone Res.

4. The proposed curb cut in a Res. use district for a business use is contrary to Art. II Sec. 3 Zone Res."

and

WHEREAS, the Board is familiar with the premises and the general neighborhood conditions; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. App. 4890/59, Objection Nos. 1, 2, 3 and 4, dated January 26, 1960, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 130-60-BZ

**APPLICANT**—Maxfield Blaubeux for Joseph Angelone, owner; A & P Food Stores, lessee.

**SUBJECT**—Application February 25, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution to permit in a retail and residence use district, the erection of a one story building for use as a supermarket and extending from the retail use portion into the residence use with loading and unloading and parking of cars of patrons and employees in the residence use portion.

**PREMISES AFFECTED**—143-11 to 144-05 (144-01 official) Liberty Avenue, north side, 99.33 feet east of Remington Street and 138-12 to 138-32 Lloyd Road, Block 10020, Lot 137, Richmond Hill, Borough of Queens.

## APPEARANCES—

For Applicant: Heywood Blaubeux.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1960 after due notice by publication in the Bulletin; laid over to July 19, 1960 for inspection and decision; applicant to submit revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated February 17, 1960 acting on N.B. Applic. No. 262-60, reads:

"1. The proposed business building in a Retail use district and extending partly into a residence use district is contrary to Art. II Section #3 of the Zoning Resolution.

2. Free parking of more than five cars for customers and employees of the proposed business building in the residence portion of lot and curb cuts for business use in residence portion of lot are contrary to Art. II Section #3 of the Zone Resolution.

3. Required loading berth for business use in a residence use district is contrary to Art. II Section #3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story building for use as a supermarket and extending from the retail use into the residence use portion, with loading and unloading and parking of cars of patrons and employees in the residence use portion, *on condition* that the work shall be done in accordance with drawings filed herewith dated February 25, 1960, 5 sheets and July 8, 1960, one sheet revised; that a brick wall, 5 feet 6 inches high, shall be erected along the entire Lloyd Road front to match the wall in front of adjacent property on Lloyd Road; that there shall be no openings in such wall except one, 3 feet 8 inches wide, for pedestrian use; that along Lloyd Road there shall be planted six trees, not less than 4 inches in diameter each, on the sidewalk next to the curb; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 145-60-BZ

APPLICANT—George Fuchs for, Joseph A. Mitschel, owner.

SUBJECT—Application March 1, 1960—decision of the Borough Superintendent under Section 7c of the Zoning Resolution to permit in a retail and residence use district, the maintenance of a parking lot for the parking of more than five motor vehicles extending from the retail use into the residence use portion of the plot.

PREMISES AFFECTED—88-12 168th Street, west side, 76.73 feet north of 89th Avenue, Block 9817, Lots 30 and 32, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: George Fuchs.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5

Negative . . . . . 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1960 after due notice by publication in the Bulletin; laid over to July 19, 1960 for inspection and decision; and

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1960 acting on Alt. Applic. No. 347-60, reads:

"1. The proposed parking of more than 5 motor vehicle located within a Retail Zone and extending into a Residence Zone is contrary to Art. II Sec. 3 of the Zone Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot for more than five motor vehicles, extending from the retail use into the residence use portion of the plot, *on condition* that the work shall be done in accordance with drawings filed herewith dated March 1, 1960, 3 sheets and May 5, 1960, 1 sheet, except that the fences and gates shown shall be 5 feet 6 inches in height; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 150-60-BZ

APPLICANT—Lawrence Laguna for M and J Prince Corporation, owner.

SUBJECT—Application March 2, 1960—decision of the Borough Superintendent under Section 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an automatic auto laundry.

PREMISES AFFECTED—255-21 Jamaica Avenue, north side, 140.93 feet east of Little Neck Parkway, 87-111 Little Neck Parkway, Block 8830, Lot 8, Bellerose, Borough of Queens.

## APPEARANCES—

For Applicant: Lawrence Laguna.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative . . . . . 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox . . . . . 4

Absent: Commissioner Becker . . . . . 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1960 after due notice by publication in the Bulletin; laid over to July 19, 1960 for inspection and decision; applicant to file landscaping drawing and revised drawing as to entrance and exit; and

WHEREAS, the decision of the Borough Superintendent, dated February 16, 1960 acting on N.B. Applic. No. 11-1960, reads:

"1. Car wash in a Retail use district is contrary to Art. II Sec. 4-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. App. 11-60, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.



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184-60-BZ

APPLICANT—Abraham Fisher for Eton Holding Corporation, owner.

SUBJECT—Application March 10, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing two story building with legal occupancy of garage for five (5) cars, repair shop and storage, the change in occupancy to private truck garage, storage and commercial photographers studios.

PREMISES AFFECTED—415-423 East 54th Street, north side, 244 feet east of 1st Avenue, Block 1366, Lot 11 Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Fisher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1960, after due notice by publication in the Bulletin; laid over to July 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent dated February 26, 1960 reads:

"2. Change of one non-conforming use to another non-conforming use, laundry to commercial photographers, is not permitted in a residence use district Art. II Sect. 3 of Zoning Resolution;"

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the applicant changed the basis of his application from Section 7a to Section 7e; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e of the Zoning Resolution, for a period of ten years, to permit in a residence use district, in an existing two-story building with legal occupancy of garage for five motor vehicles, repair shop and storage, the change in occupancy to private truck garage, storage and commercial photographer's studio on condition that the work be done in accordance with drawings filed with this application dated March 10, 1960, 7 sheets, and April 26, 1960, 3 sheets; on the further condition that the storage shall be limited to not more than five trucks or passenger cars; that all other laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

199-60-BZ

APPLICANT—John J. Tricarico, for L.D.S. Construction Company, owner.

SUBJECT—Application March 9, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the use of the residence use portion of the plot for loading and unloading to service the stores in the retail use portion.

PREMISES AFFECTED—128-05 to 128-07 Liberty Avenue, north side, 90.73 feet west of 129th Street, and 127-20 103rd Road, Block 9565, Lot 37, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: Assemblyman Alfred D. Lerner, J. G. Bauer, Dr. William Colaci, Joseph P. O'Neil, Jr., Robert Grayson, Albert L. Vinciguerra, Rita E. Roby, Julia Kusch, Martha Becker, Helen Bornstein and others.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 16, 1960 acting on Alt. Applic. No. 94-60, reads:

"1. The proposed utilization of the residence portion of the lot for loading and unloading and construction of a curb cut for same on a lot which is in a Retail district and extending into a residence district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the Board is familiar with the neighborhood and the surrounding conditions; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 94/60, Objection No. 1, dated February 16, 1960, be and it hereby is affirmed and that the application be and it hereby is denied.

233-60-BZ

APPLICANT—Aaron Halpern for Joseph M. Clark, owner.

SUBJECT—Application March 29, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required setback from the proposed street widening line.

PREMISES AFFECTED—65-51 to 65-59 (65-53 official) 167th Street and 167-03 to 167-05 67th Avenue, northeast corner, Block 6908, Lot 9, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern.

For Opposition: Arthur Rubin, Josephine Manfredi, John J. Manfredi and Diego Pefrosini.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 24, 1960 acting on N.B. Applic. No. 3822-59, reads:

"1. The proposed erection of a bldg. in a G-1 area district nearer than 15' to the street line is contrary to Art. IV Sec. 16C (b) Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make a variation in the application of the area district



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regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a G-1 area district, the erection of a one family dwelling, with less than the required setback from the proposed street widening line, *on condition* that the work shall be done in accordance with drawings filed with this application dated March 29, 1960 3 sheets and June 13, 1960, 1 sheet; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 236-60-BZ

APPLICANT—Joshua Brown for Raffela Cosentino and Staten Island Oil Company, Incorporated, owners.

SUBJECT—Application March 31, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction of a present gasoline service station and continue the present uses of gasoline service, lubritorium, minor auto repairs with hand tools only, service room, car wash (non-automatic), accessory, sales and parking area for more than five (5) motor vehicles awaiting service.

PREMISES AFFECTED—995 Manor Road, northeast corner of Ocean Terrace, Block 697, Lot 1, Port Richmond, Borough of Richmond

### APPEARANCES—

For Applicant: Joshua Brown.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1960, after due notice by publication in the Bulletin; laid over to July 19, 1960 for decision; applicant to file revised drawings as to street widening, premises and surrounding area having been inspected; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 7, 1960, acting on N.B. Applic. 143-60, reads:

"1) The proposed construction for use of gasoline service station, lubritorium, minor auto repairs with hand tools only, service room, car wash, office and parking area for more than five cars awaiting service, located in a local retail use district is contrary to Article II, paragraph 4-c of the Zoning Resolution."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction of a present gasoline service station and continue the present uses of gasoline service station, lubritorium, minor auto repairs with hand tools only, service room, car wash, non-automatic, accessory sales and parking area for more than five motor vehicles awaiting service *on condition* that the work shall be done in accordance with drawings filed with this application dated March 31, 1960, 5 sheets, May 25, 1960, one sheet, and July 8, 1960, one sheet revised; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 237-60-A

APPLICANT—Joshua Brown for Raffela Cosentino and Staten Island Oil Company, Incorporated owners.

SUBJECT—Application March 31, 1960—Filed pursuant to Section 35 of the General City Law article 3—curb cuts in bed of mapped street, proposed widening of Manor Road.

PREMISES AFFECTED—995 Manor Road, northeast corner of Ocean Terrace, Block 697, Lot 1, Port Richmond, Borough of Richmond.

### APPEARANCES—

For Applicant: Joshua Brown.  
For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 7th, 1960 on N.B. Applic. 143-60, reads:

"2. The Proposed curb cuts located in the bed of mapped streets, are contrary to Article 3, Section 35 of the General City Law."

and

WHEREAS, the applicant states that the building will be 50 feet by 29 feet in area, 1 story, 12 feet and 17 feet high, of class 3 construction, located in local retail use, D area, class 1 height district; that this application is made in conjunction with Calendar Number 236-60-BZ for reconstruction of a present gasoline station; that three gasoline pumps on a concrete island, new curbs and curb cuts, and a post standard and sign, will be within the proposed widening of Manor Road and Ocean Terrace; that there will be no construction of any buildings or other structures within the bed of said mapped streets; that there will be no claims made for any damages to any appurtenances within the bed of these streets as a result of the street widenings; and

WHEREAS, this Board has been advised by the Borough President of Richmond, that as Manor Road and Ocean Terrace are presently adopted, about 90% of Lot 1, in Block 697 lies within the bed of the adopted streets; that a map is now being prepared, to be submitted to the Board of Estimate for approval, reducing the adopted width of Ocean Terrace from 100 feet to 80 feet; that if and when this map is adopted, the above described lot will be affected by a proposed widening of 16 feet more or less, by scale, along Manor Road and a proposed widening of 20 feet more or less, by scale, along Ocean Terrace, with a curve joining the widening lines of the two streets having a 20 foot radius; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 143-60, Objection No. 2, dated March 7, 1960, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that all the requirements of the resolution adopted this day under Cal. No. 236-60-BZ shall be complied with and that a certificate of occupancy shall be obtained.

## 329-60-BZ

APPLICANT—Lama, Proskauer and Prober for Peter Doelger Incorporated, owner; Bertram F. Bonner, Joseph Slifka and Robert Zeiller, Contract Purchaser.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Section 19B (e) of the Zoning Resolution, to permit in a residence use B area district, the removal of an existing required multiple dwelling



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garage building to develop the site with additional multiple dwellings, the garage facilities for the proposed buildings will include the 17 additional car spaces required for the existing multiple dwelling.

**PREMISES AFFECTED**—430 East 56th Street, south side, 255 feet  $\frac{7}{8}$  inches, west of Sutton Place South, Block 1367, part of Lot 6, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama and Richard M. Klein.  
For Opposition: Leffert Holz.

**ACTION OF BOARD**—Application granted on condition.  
**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960, after due notice by publication in the Bulletin; laid over to June 28, 1960 for hearing at request of objector; applicant concurring; then to July 6, 1960 at request of applicant; then to July 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 27, 1960, acting on Alt. Applic. 676-60, reads:

"A2—Proposal to discontinue garage contrary to Art. IV, Section 19-B sub.(a) of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the basis of the application was changed from Section 19B, Subdivision d to Section 19B, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19B, Subdivisions a and e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 19B (a) and (e) ("e" was "d" prior to amendment effective May 28, 1959) of the Zoning Resolution, to permit in a residence use, B area district, the removal of an existing required multiple dwelling garage building to develop the site with additional multiple dwellings, the garage facilities for the proposed buildings to include the 17 additional car spaces required for the existing multiple dwelling at 430 East 56th Street, *on condition* that the work shall conform to drawings filed herewith dated April 28, 1960, 3 sheets; that the demolition of existing garage buildings will not be started until plans for the new multiple dwellings are approved by the Department of Buildings and the building permit issued; that provision will be made at all times for the storage of 17 cars involved in connection with the multiple dwelling at 430 East 56th Street; that provision will be made for temporary storage of such cars during construction and permanent provision made to store these 17 cars from 430 East 56th Street in the new multiple dwelling; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 350-60-BZ

**APPLICANT**—Leonard F. Rothkrug and Joseph H. Bel-fatto for Church of Our Lady of Grace, owner.

**SUBJECT**—Application May 6, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district the maintenance of a parking lot in conjunction with the church across the street.

**PREMISES AFFECTED**—3986 Bronxwood Avenue, north-east corner of East 225th Street, Block 4861, Lots 40, 42, 44, 45, and 46, Borough of the Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.  
For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.  
**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 29, 1960 acting on Alt. Applic. No. 1092-60, reads:

"1. Parking in conjunction with the church across the street, no fee to be charged, on a lot partly in a residence use district and partly in a retail use district is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board is familiar with the property and its environs so that additional inspection is unnecessary; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot in conjunction with the church across the street, *on condition* that the work shall be done in accordance with drawings filed herewith dated May 6, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 365-60-BZ

**APPLICANT**—Albert Melniker for Conoco Realty Corporation, owner.

**SUBJECT**—Application May 11, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of a proposed parking lot for customers of an existing restaurant and for a proposed drive-in bank into the residence portion of the premises.

**PREMISES AFFECTED**—670 Forest Avenue, and 510 Bement Avenue, southwest corner, and 155 Morrison Avenue, Block 300, Lot 110, West New Brighton, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.  
For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.  
**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker .....  
Negative: .....

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 21, 1960, acting on Alt. Applic. 113-60, reads:

"1. The proposed parking lot for the 'parking of customer automobiles', in connection with the existing restaurant and proposed bank, located in a residential use district, is contrary to Article II, paragraph 3 of the Zoning Resolution."

and



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WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a retail and residence use district, the extension of a proposed parking lot for customers of an existing restaurant and for a proposed drive-in bank into the residence portion of the premises, *on condition* that the work shall be done in accordance with drawings filed with this application dated May 11, 1960, 3 sheets and July 15, 1960, 1 sheet; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 387-60-A

APPLICANT—Albert Melniker for Conoco Realty Corporation, owner.

SUBJECT—Application May 13, 1960—Filed pursuant to Section 35, Article 3 of the General City Law re openings in bed of mapped street, proposed widening of Bement Avenue, and a decision of the Borough Superintendent—re accessory parking spaces.

PREMISES AFFECTED—670 Forest Avenue, and 510 Bement Avenue, southwest corner and 155 Morrison Avenue, Block 300, Lot 110, West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 21, 1960 on Alt. Applic. 113-60, reads:

"3. Curb cuts located in the bed of a mapped street is contrary to Article 3, paragraph 35 of the General City Law."

and  
WHEREAS, the applicant states that the building is 108 feet by 100 feet in area, 1 story, 14 feet high, of class 3 construction, located in retail and residence use, D and E-1 areas, class 1 3/4 height districts, built in 1952, now used and occupied since 1952: 1st floor—vacant land, restaurant and stores, substantially in accordance with Certificate of Occupancy #9004, issued March 5, 1952 against Alt. Applic. 340-47; that the proposed use and occupancy will be: 1st floor—parking lot, restaurant and bank, 29 cars; and

WHEREAS, the applicant states that in order to facilitate access, 20 foot curb cuts are indicated on both Bement and Forest Avenues for ease of circulation and efficient use of the parking area; that 14 foot curb cuts will not provide adequate means of ingress and egress; that there is no petition pending to widen Bement Avenue as shown on the official City Map; and

WHEREAS, the Board has been advised by the President of the Borough of Richmond that the Topographical Division informs him that Forest Avenue is a legal city street, to a width as in use, by Corporation Counsel's opinion dated June 28, 1926; that it has been final mapped with no proposed widening affecting the above described premises; that Bement Avenue is a legal city street, to a width as in use, by Corporation Counsel's opinion dated October 13, 1931; that Bement Avenue has been final mapped to a width of 10 feet with a proposed widening of about 10 feet, more or less, by scale, affecting the above-described premises; that

Morrison Avenue is a legal city street, to a width as in use, by Corporation Counsel's opinion dated April 13, 1931; that it has been final mapped with no proposed widening affecting the above-described premises; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 113-60, Objection No. 3, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, *on condition* that all the requirements of the resolution adopted this day under Cal. No. 365-60-BZ shall be complied with and a certificate of occupancy obtained.

## 368-60-BZ

APPLICANT—Harry A. Yarish for Cachet Realty Corporation, owner.

SUBJECT—Application May 12, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the change in use of a present garage to bowling alley, bar and grill, snack bar, kitchen and indoor parking for more than five cars for patrons.

PREMISES AFFECTED—601-623 Banner Avenue and 2751-2761 East 6th Street, northeast corner, and northwest corner of Hubbard Street, 2752-2762 Hubbard Street, Block 7242, Lot 131, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: Samuel Abraham Scheinberg, Rabbi Joshua Levy, Samuel Bonom, Solomon A. Koenigsberg, Allan Lee, George Green, N. Negrin, S. Cohen, M. Frishman, Louis Polly and others.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated May 10, 1960 acting on Alt. Applic. No. 878-60, reads:

"1. Proposed change of occupancy in a residence use district, from 'Public Garage & Stores' to 'Bowling Alleys, Snack Bar and Restaurant and Bar, accessory parking for more than 5 motor vehicles within the building' is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the committee of the Board is thoroughly familiar with the neighborhood; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 878-60, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

Adjourned 5:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.



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## REGULAR MEETING

TUESDAY AFTERNOON, JULY 19, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

### 28-38-SM

APPLICANT—Concrete Plank Company, Inc., owner—additional plank.

#### APPEARANCES—

For Applicant: Edward A. Robinson.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

28-38-SM—Amendment to resolution as to additional planks. Concrete Plank Co., Inc. requested that the resolution adopted March 15, 1938 and amended at various times through November 15, 1946 be reopened and amended so as to include material known as Cantilite Composition Roof Tile.

USE: An incombustible roof plank.

DESCRIPTION: The plank is manufactured of the same material as the presently approved plank except that 1" of Tectum (previously approved) is added on the under side or interior face of the slab for incombustible acoustical and insulation treatment.

The planks are made in two thicknesses.

$2\frac{3}{4}$ " plank plus 1" Tectum =  $3\frac{3}{4}$ " Total Thickness

$1\frac{3}{4}$ " plank plus 1" Tectum =  $2\frac{3}{4}$ " Total Thickness

The area of steel in both planks is the same; 0.125 sq. inches per sq. ft.

INSPECTION AND TEST: Samples of the plank were tested at the Jersey Testing Laboratories Inc. In the tests, the slabs were so positioned that there was 2" bearing at each end. In addition to the test to check the load carrying capacity of the plank measurement as to the thickness of the Tectum layer were made before and after the load test to determine the consolidation of the Tectum after load test.

The slabs were tested in accordance with the requirements of Section C26-626.0 Administrative Building Code and the results were as follows:

$3\frac{3}{4}$ " Tectum. Loading discontinued at a safe carrying capacity of 60 lbs. per sq. ft. This plank was previously approved without the Tectum.

$2\frac{3}{4}$ " Tectum. This test was carried to destruction as this thickness of plank had not been approved as the Tectum cut down the thickness of concrete by  $\frac{1}{4}$  inch. The safe carrying capacity of this plank on clear span of 6'-8" is 63 lbs per sq. ft. superimposed load.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 15, 1938 and amended through November 15, 1946 be reopened and amended so as to include the  $3\frac{3}{4}$ " and  $2\frac{3}{4}$ " Cantilite Composition Roof Tile on condition that the requirements of the resolution adopted March 15, 1938 and amended through November 15, 1946 under Cal. 28-38-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

### 985-40-SM—Vol. III

APPLICANT—National Gypsum Co. owner—additional size metal acoustical pans.

#### APPEARANCES—

For Applicant: Donald K. Busch.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

985-40-SM—Vol. III—Amendment to resolution as to additional size metal acoustical pans.

National Gypsum Co. Buffalo, New York requested that the resolution adopted October 22, 1940 and amended through September 17, 1958 be reopened and amended so as to include additional size metal acoustical pans.

USE: Metal pans for acoustical treatment.

DESCRIPTION: The requested pans are made of the same gauge metal as the previously approved pans. The only difference being in the size; the requested pans being 1' x 3' and 1' x 4'.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 22, 1940 and amended at various times through September 17, 1958 under Cal. 985-40-SM—Vols. I, II, and III be reopened and amended so as to include the additional Acoustical Pans in sizes of 1' x 3' and 1' x 4' on condition that the requirements of the resolution adopted October 22, 1940 and amended through September 17, 1958 under Cal. 985-40-SM—Vol. III be complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Eng.,

GEORGE F. SKLENARIK,

Asst. Eng.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

### 180-46-SM

APPLICANT—American Steel and Wire Division, United States Steel Corp., owner—amendment of resolution additional sizes welded wire fabric.

#### APPEARANCES—

For Applicant: Alvin R. Schwab.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

180-46-SM—Amendment to additional sizes of welded wire fabric.

American Steel and Wire Division, United States Steel Corp., requested that the resolution adopted March 16, 1948 under Calendar Number 180-46-SM be reopened and amended so as to include additional gauges of cold drawn wire. The application was reopened by a vote of the Board, October 15, 1958.

USE: The material is the same as that previously approved except that it is manufactured in larger diameters, ranging up to  $\frac{1}{2}$  inch.

INSPECTION AND TEST: Samples of the material were tested at the Pittsburgh Testing Laboratory and met the



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requirements of ASTM-A82 as required under Section C26-318.0 Administrative Building Code. The report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted March 16, 1948 under Calendar Number 180-46-SM be amended so as to include reinforcing wires of diameters up to and including 1/2 inch for use as a metal reinforcing in concrete on condition that the requirements of the resolution adopted March 16, 1948 under Calendar Number 180-46-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 38-47-SM—Vol. I

**APPLICANT**—Bergen Building Block, Inc., owner.

**APPEARANCES**—  
For Applicant: N. C. Castronova.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

**WHEREAS**, the report of a Committee on Test reads:

38-47-SM—Vol. I—Amendment to resolution as to additional size masonry units.

Bergen Building Block Co. requested that the resolution adopted July 13, 1948 and amended through June 23, 1959 under Cal. 38-47-SM—Vols. I & II be reopened and amended so as to include additional size masonry units.

**USE:** Load bearing masonry units.

**DESCRIPTION:** The units are made of the same material and in the same manner as the units previously approved under this Cal. No. 38-47-SM—Vol. I.

**INSPECTION AND TEST:** Samples of the additional units were tested by the Jersey Testing Laboratories Inc. and successfully met the requirements of Section C26-326.0 Administrative Building Code. The complete reports are on file with and are part of the record.

**RECOMMENDATION:** On the basis of the tests and the data filed by the applicant, the Committee on Test recommends that the resolution adopted July 13, 1948 and amended through June 23, 1959 under Calendar 38-47-SM—Vol. I be reopened and amended so as to include the additional masonry units so that the units recommended for approval under this resolution, including those previously approved are as follows:

Cinder:

- A) Hollow—3" x 8", 4" x 18", 8" x 16", 10" x 8" x 16", 12" x 8" x 16"
- B) Solid—8" x 8" x 16" back up, 4" x 8" x 18", 8" x 8" x 18", 12" x 8" x 16"

Concrete:

- A) Hollow—4" x 8" x 18", 8" x 12" x 16", 12" x 8" x 18", 10" x 8" x 18", 8" x 8" x 18", 6" x 8" x 18"
- B) Solid—12" x 8" x 16", 10" x 8" x 18", 8" x 8" x 18", 6" x 8" x 16", 4" x 8" x 18", 3" x 8" x 18", 8" x 8" x 18" Header

Lelite:

- A) Hollow—8" x 8" x 18", 4" x 8" x 18", 12" x 8" x 18", 12" x 8" x 16", 10" x 8" x 18", 6" x 8" x 18", 8" x 8" x 16"

- B) Solid—8" x 8" x 18", 12" x 8" x 18", 12" x 8" x 16", 10" x 8" x 16", 6" x 8" x 18", 3" x 8" x 18", 8" x 8" x 18", Header & 6" x 8" x 18" Header

Waylite:

- A) Hollow—8" x 8" x 18", 8" x 10" x 18"
- B) Solid—8" x 8" x 18", 8" x 12" x 18"
- C) Headers—8" x 8" x 8", 6" x 9" x 18"

and concrete brick made either of Selite or sand and gravel on condition that the requirements of the resolution adopted July 13, 1948 and amended through June 23, 1959 under Cal. 38-47-SM—Vol. I are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,

GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 200-49-SM

**APPLICANT**—Febco Inc., owner—additional vacuum breaker.

**APPEARANCES**—

For Applicant: Louis J. Bimbi.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

**WHEREAS**, the report of a Committee on Test reads:

200-49-SM—Amendment to resolution as to additional vacuum breaker.

Febco Inc. Los Angeles requested that the resolution adopted April 21, 1959 under Cal. 200-49-SM be reopened and amended so as to include the additional vacuum breaker, Model 715.

**USE:** A vacuum breaker.

**DESCRIPTION:** The requested Model 715 vacuum breaker is essentially the same as the previously approved models; the difference being in the material used in the float, the poppet and seat. The float and poppet are now made of plastic and the seat is of high temperature Hycar compound. The air release feature has not been changed.

**INSPECTION AND TEST:** Details of construction were inspected by Ass't. Engr. J. A. Darts and Eugene O. Bauman, Department of Water Supply Gas & Electricity. Mr. Bauman stated that he was present at tests conducted in the Cities of Detroit and Chicago where facilities were available to test the appliance at elevated temperatures up to 250F. and in all tests the device successfully met all requirements.

**RECOMMENDATION:** On the basis of the test conducted, the Committee on Tests recommends that the resolution adopted April 21, 1959 under Cal. 200-49-SM be reopened and amended so as to include the additional vacuum breaker Model 715 on condition that the requirements of the resolution adopted April 21, 1959 under Cal. 200-49-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,

GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does



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hereby *amend* the above cited resolution in accordance with the above report.

## 907-49-SA

APPLICANT—R. W. Beckett Corporation, owner—additional model oil burner.

### APPEARANCES—

For Applicant: Elmer L. Francoeur.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

907-49-SA—Amendment to resolution as to additional model oil burner.

R. W. Beckett Corp., Elyria, Ohio, requested that the resolution adopted May 2, 1950 under Calendar Number 907-49-SA be reopened and amended so as to include the additional oil burner Model S.

USE: Gun type oil burner.

DESCRIPTION: The requested model differs from the previously approved models only insofar as the manner in controlling the air supply for combustion. The Model S has the air coming in at a straight line and the swirling action is imparted by an air turbulator. The burner has been approved by U. L.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted May 2, 1950 under Calendar Number 907-49-SA be reopened and amended so as to include the Model S Oil Burner, on condition that the requirements of the resolution adopted May 2, 1950 under Calendar Number 907-49-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 523-50-SA

APPLICANT—Rosenbluth & Wolen for ZYX Inc., owner—change of ownership.

### APPEARANCES—

For Applicant: Herman Wolen.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

523-50-SA—Amendment to resolution as to change of ownership.

Rosenbluth and Wolen, attorneys, for ZYX Inc., requested by the filing of affidavits, that the resolution adopted October 10, 1950 under Calendar Number 523-50-SA be reopened and amended so as to show a change in ownership from Paul Traub, owner-manufacturer, to ZYX Inc.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 10, 1950 under Calendar Number 523-50-SA be reopened and amended only

in so far as to show a change of ownership; the new owner being known as ZYX Inc., on condition that all requirements of the resolution adopted October 10, 1950 under Calendar Number 523-50-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 542-50-SA

APPLICANT—C-O-Two Fire Equipment Company, owner—dry chemical fire extinguisher.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

542-50-SA—C-O-Two Fire Equipment Co., Newark, New Jersey, filed June 2, 1950 for approval of the appliance known as C-O-Two Dry Chemical Extinguisher, Models PDC-20 and PDC-30, under the provisions of Section C26-178.0 Administrative Building Code. The application was subject for dismissal April 8, 1958 but was removed from the dismissal list at the request of the applicant.

USE: Dry chemical fire extinguisher, 20 lb. and 30 lb. size.

DESCRIPTION: The extinguisher consists of a chemical chamber constructed of steel in three sections—a shell, a bottom and a collar. The thickness of the wall for the shell is .070 and .080 inches for the 20 lb. and 30 lb. shells respectively. The bottom is made of  $\frac{3}{16}$  inch steel in a double dished form and lap welded to the shell. The collar is an externally threaded steel collar.

The CO<sub>2</sub> cartridges are constructed in accordance with ICC specifications.

The cartridge valve is of the sealing disc type and is constructed of brass.

The other component parts are cartridge well, ring cap piercing mechanism and discharge.

The chemical charge is a dry chemical consisting essentially of bicarbonate of soda with other ingredients added to increase the flowability of the powder and retard any tendency to cake.

INSPECTION AND TEST: The extinguisher has been tested and approved by the Underwriters' Laboratories for Class B-1 and C-1 fires under Extinguisher No. 1670 dated June 1, 1949.

RECOMMENDATION: On the basis of the data submitted by the applicant, the Committee on Test finds that the C-O-Two Dry Chemical Extinguisher, Models PDC-20 and PDC-30, conforms to the requirements of the General Resolution of the Board adopted July 16, 1940 under Calendar Number 809-40-GR wherein it was resolved that, "A fire extinguisher listed as approved by the National Board of Fire Underwriters after test by the Underwriters' Laboratories, Inc., may be accepted by the administrative officials under the Oil Burner Rules and the Administrative Code for the class or classes of fires as set forth in such approval. All such fire extinguishers for use in New York City shall bear the label of the Underwriters' Laboratories, Inc., stating the class or classes of fires for which such fire extinguisher was so approved".

The C-O-Two Dry Chemical Extinguisher, Models PDC-



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20 and PDC-30 having been so tested and approved by the Underwriters' Laboratories, Inc. and bearing a label indicating such test and the class of fires for which it is suitable, is acceptable for use in the City of New York in accordance with the requirements of the Oil Burner Rules of the Board and the Administrative Code.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 583-50-SA

APPLICANT—Cleaver-Brooks Company, owner—amendment of resolution, additional models of steam generators.

APPEARANCES—  
For Applicant: Carl Ward.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
583-50-SA—Amendment of resolution as to additional models of generators.

Cleaver-Brooks Company, Milwaukee, Wisconsin, requested by letter, that the resolution adopted October 2, 1956 under Calendar Number 583-50-SA be amended so as to include an additional model of generator. The application was reopened by a vote of the Board on February 26, 1957.

USE: Steam generator; oil-fired.

DESCRIPTION: The requested Model CB Series differs from the LR Series, previously approved, insofar as the burner is a gun type instead of the rotary cup type burner and the outside appearance of the generator is changed. The controls on the requested model are the same type as those previously approved. The requested models have been approved by the Underwriters' Laboratory under file MP1002.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 2, 1956 under Calendar Number 583-50-SA be amended so as to include the Model CB Series 100 through 999, having horse power rating from 50 up to 600 H.P. for use in New York City on condition that the requirements of the resolution adopted October 2, 1956 under Calendar Number 583-50-SA are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 102-53-SM

APPLICANT—Whitacre-Greer Fireproofing Company, owner—clay brick.

APPEARANCES—

For Applicant: Franklin P. Losey.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
102-53-SM—Tomkins Bros. Co., Newark, New Jersey, for Whitacre-Greer Fireproofing Co., Waynesburg, Ohio, filed for approval of the material known as Greenstone Magnolian Face Brick under the provisions of Sections C26-26.0 and C26-307.0 Administrative Building Code. The application was subject for dismissal October 7, 1958 but was removed from the dismissal list at the request of the applicant.

USE: A clay brick.

DESCRIPTION: The unit is a clay brick formed by the wet-mud process, after forming, the bricks are fired in beehive type kilns for eight days. After firing the bricks are then allowed to cool in the storage yards.

INSPECTION AND TEST: Samples of the brick were tested at the Pittsburgh Testing Laboratory and found to be in accordance with the requirements of Section C26-307.0 Administrative Building Code.

Results were as follows:

1.  $2\frac{1}{4}" \times 3\frac{3}{4}" \times 8"$   
Modulus of Rupture = 784 p.s.i.  
Compressive Strength = 15170 p.s.i.  
Absorption = 2.12%
2.  $2\frac{1}{4}" \times 3\frac{3}{4}" \times 12"$   
Modulus of Rupture = 930 p.s.i.  
Compressive Strength = 20440 p.s.i.  
Absorption = 2.36%
3.  $2\frac{1}{4}" \times 3\frac{3}{4}" \times 18"$   
Modulus of Rupture = 908 p.s.i.  
Compressive Strength = 13870 p.s.i.  
Absorption = 2.77%

The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Greenstone Magnolian Face Brick of sizes as herein described for use in New York City under the provisions of Section C26-307.0 Administrative Building Code, on condition that all bills of lading and/or bills of materials shall be stamped, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 102-53-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 239-56-SM

APPLICANT—Stoneman Engineering and Manufacturing Company, owner—roof flashing.

APPEARANCES—

For Applicant: Alexander Mast.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0



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## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
239-56-SM—Stoneman Engineering & Manufacturing Co. filed March 12, 1956 for approval of Stemco Stormtite Roof Flashing Assemblies Models 1000, 1010, 1100, 1200 and 1210 with Dash 7 or 8 Cast Iron Counterflashing Sleeve with Vandal Proof Hood under the provisions of Section C26-191.0 Administrative Building Code.

USE: A lead flashing.

DESCRIPTION: The construction of the assembly is the same as the construction considered under Cal. 239-56-SM with the addition of a cast iron hood installed so that the free area of the hood is twice the area of the pipe. All details of construction were examined in conjunction with Cal. 240-56-SM.

RECOMMENDATION: The Committee on Test recommends the approval of the Stemco Stormtite Roof Flashing Assemblies Models 1000, 1010, 1100, 1200 and 1210 with Dash 7 or 8 Cast Iron Counterflashing Sleeve with Vandal Proof Hood for voluntary use in New York City under the provisions of Section C26-191.0 Administrative Building Code on condition that the cartons in which the material is marketed shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Cal. 239-56-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 240-56-SM

APPLICANT—Stoneman Engineering and Manufacturing Company, owner—Roof flashing.

APPEARANCES—

For Applicant: Alexander Mast.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
240-56-SM—Stoneman Engineering & Manufacturing Co. filed March 2, 1956 for approval of Semco Stormtite Roof Flashing Assemblies Models 1000, 1010, 1200, 1210 with Dash 2 or 4 Counterflashing Sleeve under the provisions of Section C26-191.0 Administrative Building Code.

USE: A lead flashing.

DESCRIPTION: The flashing assembly are spun from seamless lead and have no soldered or burned joints. The boot of the flashing is reinforced with a cone shaped sleeve of steel which is dipped in tar and then inserted into the boot; forming an integral unit so reinforced that the boot is protected against damage.

The joint between the lead flashing and the vent pipe is sealed with a material known as Semco Permaseal which is basically a synthetic resinous elastomer having asbestos fillers and other inert modifiers. It will not become brittle at temperatures as low as -60 degrees F. nor flow or run at temperatures as high as 350 degrees F.

INSPECTION AND TEST: A sample of the assembly was examined at the office of the Board by Ass't Engr. J. A. Darts.

RECOMMENDATION: The Committee on Test recom-

mends the approval of the Semco Stormtite Roof Flashing Assemblies Models 1000, 1010, 1200 and 1210 with Dash 2 or 4 Counterflashing Sleeve for voluntary use in New York City under the provisions of Section C26-191.0 Administrative Building Code on condition that the cartons in which the material is marketed shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Cal. 240-56-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 342-56-SM

APPLICANT—Lexsuko, Inc., owner—change of brand name.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

342-56-SM—Amendment to resolution as to change of name of product.

Squires & Cole for Lexsuko, Inc., requested that the resolution adopted January 5, 1960 under Calendar Number 342-56-SM be reopened and amended so as to show a change of product name.

USE: To be used as a vapor barrier and securement means on roof construction.

DESCRIPTION: Lexsuko Vapor Barrier is a flexible material .004 inches in thickness made of specially compounded polyvinyl chloride. The material will not support combustion, but chars and decomposes at a temperature of 350°F.

The clips are a one piece heat treated steel fastener which can pierce steel deck up to 18 gauge. When driven through the deck, a positive locking tongue snaps into place on the underside of the deck to insure a permanent fastening.

The adhesive is a rubber base, non flammable liquid used for cementing the Lexsuko Vapor Barrier onto the deck and also to seal the laps of the Lexsuko Vapor Barrier. The adhesive has a bond strength of 100 p.s.i.

INSPECTION AND TEST: The material was tested at the Underwriters' Laboratories in conjunction with a steel deck and an accepted roof covering consisting of felt and tar and a gravel surfacing. The purpose of the test was to determine if this type of construction would contribute to the spread of fire within a building. The construction was found to be acceptable under the prescribed regulations, namely, flame spread on the underside of the steel deck should not exceed 10 feet in 10 minutes and 14 feet in 30 minutes. The results were as follows: 8 feet in 10 minutes and 11 feet in 30 minutes. The report, Underwriters' Laboratory Retardant 4238 is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval, for voluntary use, of the Lexsuko Roof Deck Construction, consisting of Lexsuko Vapor Barrier, Lexsuko Adhesive R907T and/or Lexsuko Insulation Clips, in New York City under the provisions of Section C26-191.0 Administrative Building Code, as a vapor barrier and securement means on structural roofs on condition that the



# MINUTES

requirements of the resolution adopted January 5, 1960 under Calendar Number 342-56-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 201-59-SA

APPLICANT—The Heil-Quaker Corporation, owner—additional gas heaters and additional trade names.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

201-59-SA—The Heil-Quaker Corporation, Nashville, Tenn. requested by letter that the resolution adopted October 27, 1959 under Cal. No. 201-59-SA be reopened and amended to include the additional Direct Vent Gas Heaters, Heil Model WG-20 and Heil Model PWG-20 also marketed as Quaker Model WDV-206 and Model WDV-208 and Homart Model 867.60464 and Model 867.60465.

DESCRIPTION: The Heil Model WG-20 and Model PWG-20 heaters are 20,000 Btu. units designed for installation on an outside wall taking in combustion air and discharging combustion products through the wall.

The Heil Model WG-20 heater is a forced circulation type and is similar to the Heil Model WG-30 previously approved. The Heil Model PWG-20 is a gravity flow type and is similar to the Quaker Model DV-206 and Model DV-208 previously approved. All heaters are AGA approved.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 27, 1959 under Cal. No. 201-59-SA be amended so as to include the Heil Model WG-20 and Heil Model PWG-20 heaters also to be marketed as Quaker Model WDV-206 and Quaker Model WDV-208 and also Homart Model 867.60464 and Homart Model 867.60465 on condition that the requirements of the resolution adopted October 27, 1959 under Cal. No. 201-59-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Eng.,  
GEORGE F. SKLENARIK,  
Asst. Eng.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 506-59-SA

APPLICANT—Cleaver-Brooks Company, owner—steam and hot water generator.

APPEARANCES—

For Applicant: Carl Ward.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 506-59-SA Cleaver-Brooks Co., Milwaukee, Wisconsin, filed for approval of the Cleaver-Brooks Progress Boiler, Models P100 through P299 and 700 through 799 and Cleaver-Brooks Monitor Boiler, Models M100 through M299 and 700 through 799 and the Model C.B.H. 100 through 299 and Models 700 through 799 under the provisions of Article 12, Chapter 26, Administrative Building Code and The Oil Burner Rules of the Board.

USE: Steam and Hot Water Generator.

DESCRIPTION: The boilers are of the horizontal fire tube construction. Combustion is initiated and completed in the main firing tube or furnace. The burner is of the high pressure type, ignited by an electric spark. The controls consist of a combustion control used in conjunction with a photo-cell which cuts off fuel supply in the event of flame failure; low water cut-off which stops the firing of the boiler when the boiler water is below the safe operating level; high limit control to shut down operation in the event of pressure or temperature rise.

In the event the boiler is gas fired, the gas burner is of the jet type and is ignited by a gas pilot which in turn is ignited from an electric spark. The gas fired unit has the same controls as the oil fired unit and in addition has an automatic "On" or "Off" gas valve; solenoid gas pilot valve; gas pressure regulator; main gas and gas pilot shut off cocks.

INSPECTION AND TEST: Details of construction were examined by Ass't. Engr. J. A. Darts and it was noted that the boilers both the Progress and Monitor range from 15 through 60 horsepower and the C.B.H. range from 25 through 100 H.P. The appliances have been approved by the Underwriters' Laboratory under MP1002. Boilers are constructed in accordance with A.S.M.E. Code.

RECOMMENDATION: The Committee on Test recommends the approval of the Cleaver-Brooks Progress Boiler, Models P100 through P299 and Models 700 through 799 and the Cleaver-Brooks Monitor Boiler, Models M100 through M299 and 700 through 799 and the Cleaver-Brooks Model C.B.H. 100 through 299 and 700 through 799 for use in New York City when installed and operated in accordance with the requirements of Article 12, Chapter 26, Administrative Building Code and the Oil Burner Rules of the Board and further that the appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 506-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 508-59-SM

APPLICANT—Abraham Grossman for International Paper Company, owner.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 508-59-SM—International Paper Co., New York, filed for approval of the material known as International Paper Co.



# MINUTES

Decorative Wood Panel under the provisions of Section C26-667.0 Administrative Building Code.

USE: Decorative wood panel for interior use.

DESCRIPTION: The panels consist of a core, and on each side of the core, a  $\frac{1}{8}$  inch wood flake board sub-face, then a  $\frac{1}{4}$  inch 3 ply fir plywood and finally a  $\frac{1}{20}$  inch decorative face veneer.

The core consists of an egg crate grid of corrugated board with cell walls on  $2\frac{3}{4}$ " x  $2\frac{3}{4}$ " centers. The corrugated board carrying the 7 x 7 designation is comprised of 90 lb. basis weight kraft liners each side and 26 lb. Chemfibre corrugating medium combined with waterproof adhesive. The liners and medium are rendered fire resistive by impregnation with 15% of phenolformaldehyde resin and 14% of di-ammonium phosphate. To render the core more fire resistive the core cells are filled with Vermiculite.

Two of the three layer facings are also treated to render them fire resistive. The flake board has 15% by weight of a 50-50 mixture of di-ammonium phosphate and mono-ammonium phosphate incorporated during manufacture and the  $\frac{1}{4}$  inch plywood is rendered fire resistive by the impregnation process.

The face veneer is untreated but is finished with a clear varnish having fire retardant properties.

The panels are installed between metal studs running vertically and the studs are held in place by means of metal rails.

INSPECTION AND TEST: Samples of the material were tested at Manhattan College in accordance with the requirements of Sections C26-331.0 through C26-339.0 Administrative Building Code. The tests were conducted on component parts of the panel which in the opinion of the Committee on Test was a more rigorous test than testing a cross-sectional specimen of the completed panel. The reports are on file with and are part of the record.

RECOMMENDATION: On the basis of the data submitted by the applicant, the Committee on Test recommends the approval of the material known as International Paper Co. Decorative Wood Panel for use in New York City under the provisions of Section C26-667.0.5 as a subdividing partition made of wood that has been treated to render it fire resistive, as having met the requirements of Sections C26-331.0 through C26-339.0, on condition that each bill of lading shall be marked "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 508-59-SM" and the packaging in which the panels are shipped shall be similarly marked.

The Committee further recommends that, as these panels are preassembled and decorative, the cutting of sections from these panels for samples for the tests as required under Sections C26-331.0 through C26-339.0 would work an undue hardship on the manufacturer as it could wreck a certain number of completed panels, the applicant may supply the amount of board feet required for testing, of unfinished panels so that the test may be conducted on those samples and not from samples cut from the finished panels. The applicant will also, if he elects to use this method of complying with the requirements of Sections C26-331.0 through C26-339.0 Administrative Building Code, submit an affidavit stating that the completed panels and the sample submitted are of the same production run.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 520-59-SA

APPLICANT — Barber Manufacturing Company, owner — additional trade name.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 520-59-SA—Amendment to resolution as to additional trade name.

Barber Manufacturing Co., Cleveland, Ohio, requested that the resolution adopted November 10, 1959 under Calendar Number 520-59-SA be reopened and amended so as to permit the approved gas burners to be marketed under additional trade name.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 10, 1959 under Calendar Number 520-59-SA be reopened and amended so as to permit the approved conversion gas burners to be marketed by Montgomery Ward under the trade name Fairway Models 2XX7495A and 2XX7496A, on condition that the requirements of the resolution adopted November 10, 1959 under Calendar Number 520-59-SA are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 617-59-SA

APPLICANT—T. L. Smith Company, owner—decorative wood panel.

## APPEARANCES—

For Applicant: David J. Taylor.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 617-59-SA—T. L. Smith Co., Milwaukee, Wisconsin, filed for approval of the Smith Grantham Model 1000 Drying Tumbler under the provisions of Article 12, Chapter 26, Administrative Building Code.

USE: Gas-heated drying tumbler having capacity of 200 lbs.

DESCRIPTION: The appliance utilizes heat and air to accomplish the drying. The heated air is introduced into the drying chamber by means of a duct system and the moisture extracted from the clothes is exhausted through its own duct system.

The gas burner is a forced draft gas burner employing an electric motor driven blower for primary air and premixing of the fuel air mixture. A flame rod is provided in the outlet of the pre-mix blower for burner failure protection.

The input fuel passes through a regulator into a split manifold for "High" and "Low" fire controlled by solenoid valves for automatic burner control. The "High" and "Low" fire sides are then manifolded together into the suction side of the burner blower. Flame failure protection for the burner is provided by an electronic combustion safeguard. A flame rectifier pilot is used with an igniton electrode for automatic electric ignition of the pilot on each burner cycle.



# MINUTES

The basket assembly consists of the basket, basket drive and basket door ring. The basket is constructed of 14 gauge perforated steel. The basket is driven by means of a 2 HP. motor and has a volume of 95 cu. ft. The dryer is also equipped with a hydraulic system so as to tilt the dryer housing for loading and unloading. The equipment tilts forward 23 degrees for unloading and 28 degrees backward for loading.

The control consists of a Pactlow Control which automatically regulates the burner flame through a burner switch which continuously samples the temperature in the exhaust duct. The operating controls consist of the tilt control and limit switch which prevents drying operation unless the doors are closed and a thermostat so arranged that when the exhaust stack temperature exceeds the temperature on the stack control, the exhaust fan and burner shut down, the basket stops rotating and the water solenoid opens to spray the contents of the dryer basket.

**INSPECTION AND TEST:** The equipment was inspected by Asst. Engr. J. A. Darts at 272 De Kalb Ave., Brooklyn, New York. The equipment operated as designed and all controls functioned as required. All controls are either AGA or U. L. approved.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Smith-Grantham Model 1000 Drying Tumbler for use in New York City when constructed as herein described and installed and operated in accordance with the requirements of Article 12, Chapter 26, Administrative Building Code on condition that the appliance bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 617-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 36-60-SA

**APPLICANT**—Aeroil Products Company, Inc., owner.

**APPEARANCES**—

For Applicant: Carl G. Carlson.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

36-60-SA—Aeroil Products Co., Inc., South Hackensack, New Jersey, filed for approval of the Aeroil Space Heater, Models HE-S-125A, HE-S-250A and HE-S-500A, under the provisions of the Erection, Alteration and Demolition Rules of the Board and the regulations of the Fire Commissioner. **USE:** The Aeroil Space Heater consists of an oil storage tank, ranging from 15 gallons in the HE-S-125A to 60 gallons in the HE-S-500A; a gun type high pressure atomizing oil burner which fires into a stainless steel combustion chamber. The combustion air is supplied by the blower which is mounted at the rear of the combustion chamber. An ignition system, consisting of a transformer and electrodes provide a continuous spark for ignition and burning. The heat is maintained at an adjustable preset temperature by means of a thermostat which controls the flow of either light oil or kerosene to the burner. The primary safety controls consist of a temperature sensing element located in the forward end of the combustion chamber that will shut down the unit if the fuel has not been ignited within sixty seconds after starting. Additional safety features include a 5 second time delay

of ignition with blower operating to purge the combustion chamber prior to ignition and blower operation of 2½ minutes after fuel has been shut off.

**INSPECTION AND TEST:** Details of construction were examined by Asst. Engr. J. A. Darts. The heater has been tested and approved by the Canadian Standards Association.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Aeroil Space Heater, Models HE-S-125A HE-S-250A and HE-S-500A for temporary use in supplying heat for construction work in accordance with this report and the regulations of the Fire Commissioner and Rule 2.7 of the Board's Rules for the Erection, Alteration, Repair, Excavation For and Demolition of Buildings, provided that such heaters will be refueled only when not in operation and then only by means of approved safety cans equipped with a flexible spout that will fit into the fuel tank opening, that all electrical wiring and connections shall be in accordance with the Electrical Code of the City of New York; that such heaters shall be so spaced as to allow not over 50,000 BTU heat output per hour for each 1000 sq. ft. of floor area, such area to be adequately ventilated and further that each heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 36-60-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 80-60-SA

**APPLICANT**—Gilbert and Barker Manufacturing Company, owner; William Keay, agent.

**APPEARANCES**—

For Applicant: William Keay.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 80-60-SA—Gilbert and Barker Mfg. Co., West Springfield, Mass., filed for approval of the Gilbarco 44 Series Single Gasoline Dispensers, Models 124-110, 124-010, 125-110, 125-010, 222-010, 221-010, 226-010, 225-010, under the provisions of Section C19-69.c Administrative Code.

**USE:** Gasoline dispensers for service stations and garages.

**DESCRIPTION:** The 44 Series dispensers are all made with an overall height of 44 inches and with a tapered shape housing so as to eliminate the use of light bulbs to illuminate the computer dial faces. The overhead lighting in the premises will be sufficient for the purposes.

The Model 124-110 dispenser consists of an explosion proof ⅓ HP motor, a combination pump unit and air separator, an air separator sump, a pressure regulating valve, a piston type meter, an automatic reset computer, a computer reset interlock mechanism and a cable suspended type hose and nozzle, 13 feet 9 inches in length.

The computer interlock mechanism prevents the starting of the motor unless the computer has been reset to zero.

The Model 124-010 is similar to the Model 124-110 except that it is designed for remote control application, therefore the motor, pump unit-air separator, and air separator sump have been removed. Air separation takes place at the remote pump unit which pumps product to the dispenser island.

The Model 124-010 is operated in exactly the same sequence



# MINUTES

as the Model 124-110 to start and stop the remote pump unit motor. However, the operating handle is also connected to a Solenoid-operated feed line valve (Underwriters' Valve) which is operated by a switch rod mechanism to electrically open and close the valve in sequence with the start and stop of the remote control pump unit motor. The Solenoid-operated valve is equipped with a built-in relief device which prevents excessive pressure in the meter and hose which may be caused by expansion of the liquid due to temperature rise in hot weather. The function of the valve also prevents pressure in the hose of any other dispenser connected to the same supply line when it is not in operation.

The Model 125-110 is similar to the Model 124-110 except that it is equipped with a roller clock computer and is designed for commercial installations where price computations are not required.

The Model 125-010 is similar to the Model 124-010 except that the computer is the same as in the Model 125-110.

The Model 222-010 dual dispenser consists of two separate dispensers in a single housing. It is designed for remote control application and dispenses two products. Therefore, it is equipped with two pressure regulating valves, two meters, two automatic reset computers, two reset interlock mechanisms, two operating switch rod mechanisms, two solenoid feed line valves and two external cable suspended hoses with nozzles, 13 feet 9 inches in length.

The Model 226-010 dual dispenser is similar to the Model 222-010 except that it is equipped with a roller clock computer designed for commercial installations where price computations are not required.

The Model 221-010 dual dispenser is designed to dispense a single product from a remotely installed pump which is delivered to the nozzles on each side of the dispenser. It is equipped with two pressure regulating valves, two solenoid feed line valves, two meters, two automatic reset computers and two 13 foot 9 inch hoses with nozzles.

The Model 225-010 dispenser is similar to the Model 221-010 except that it has a roller clock computer and is designed for commercial installations where price computations are not required.

All models have a flow rate of 15 gallons per minute. The nozzles supplied are of the non-automatic type.

**INSPECTION AND TEST:** All data was examined by Ass't. Engr. G. F. Sklenarik.

All model dispensers listed in this report have been tested and approved by Underwriters' Laboratories, file MH 1941.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Gilbarco 44 Series Single Dispensers, Models 124-110, 124-010, 125-110, 125-010, 222-010, 221-010, 226-010 and 225-010, for use in New York City under the provisions of Section C19-69.e Administrative Code, provided that all electrical work will conform to the Electrical Code of the City of New York and that each dispenser shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 80-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 100-60-SA

**APPLICANT**—Dunkirk Radiator Corporation, owner; Vandewater Associates, Incorporated, agent.

## APPEARANCES—

For Applicant: Jack Ruebens.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

**WHEREAS**, the report of a Committee on Test reads: 100-60-SA—Dunkirk Radiator Corporation, Dunkirk, New York filed for approval of their Blue Circle-Wee Scot Gas Boiler, Models 58, 78 and 98 for use in New York City under the provisions of Article 12 Administrative Building Code; these boilers will also be marketed by Delco Appliance Division of General Motors Corporation as Models GWB-50, GWB-70; GWB-90 Federal Boiler Company as Models FA-58, FA-78, FA-98; Roberts-Gordon Appliance Corporation as Models RGW-50, RGW-70, RGW-90 and Utica Radiator Corporation as Series 8, Models 85, 87 and 89.

**USE:** Gas-fired hot water boilers.

**DESCRIPTION:** The Blue Circle-Wee Scot Gas Boilers are factory assembled package units made up with an insulated metal jacket finished in a baked enamel which encloses a cast iron hot water boiler and raised port gas burners. The boiler is a sectional type made in 5, 7 or 10 section sizes; the gas burners are coated with a high temperature porcelain enamel for corrosion resistance. Other equipment includes a motor driven hot water circulator, an ASME type pressure relief valve on the boiler, a safety gas pilot, an automatic gas valve, gas pressure regulator, manual shut-off and a low water limit control. The boiler sections are hydrostatically tested before and after assembly to ASME specifications.

The input capacity of the Model 58 is 50000 BTU per hour of the Model 78 is 70000 BTU per hour and of the Model 98—90000 BTU per hour. All models are to be connected at the outlet of the draft hood to a chimney or flue.

**INSPECTION OF TEST:** All data was examined by Asst. Engineer George F. Sklenarik.

The Blue Circle-Wee Scot Gas Boilers have been tested and approved by the American Gas Association.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Blue Circle-Wee Scot Gas Boilers, Models 58, 78 and 98 for use in New York City when installed in accordance with Article 12 Administrative Building Code, such boilers also to be marketed by Delco Appliance Division of General Motors Corporation as Models GWB-50, GWB-70, GWB-90; Federal Boiler Corporation as Models FA-58, FA-78, FA-98; Roberts-Gordon Appliance Corporation as Models RGW-50, RGW-70, RGW-90 and Utica Corporation as Series 8, Models 85, 87 and 89 provided that each boiler shall bear a label, permanently affixed, reading: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 100-60-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 143-60-SM

**APPLICANT**—Joseph Platzker for K-Lath Corporation, owner.

## APPEARANCES—

For Applicant: Joseph Platzker.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

143-60-SM—Joseph Platzker for K-Lath Corp., Monrovia, California, filed for approval of the material known as K-Lath under the provisions of Section C26-458.0 Administrative Building Code.

USE: A paper backed lath used in lieu of combustible lath.  
DESCRIPTION: The paper backed wire mesh consists of twenty-eight inch by fifty inch (28" x 50") sheets and twenty-eight inch by ninety-eight and one half inch (28" x 98½") sheets having 16 gauge horizontal wires fifty inches (50") long on two (2") centers and 16 gauge vertical front wires twenty-eight (28") inches long at one and one-half (1½") inch center. Every third horizontal wire is 13 gauge. All wires are galvanized and are welded at all intersections. Heavy paper having slits to expose most of the length of each rear wire is placed between the front and rear wires before welding. This paper is known as a Grizzly Kraft paper having a thickness of 0.008 inches.

INSPECTION AND TEST: The applicant has submitted reports from the Raymond G. Osborne Laboratory and the National Bureau of Standards regarding fire tests conducted on partitions made of K-Lath and Plaster. The reports are on file with and are part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the material K-Lath for use in New York City under the provisions of Section C26-458.0 Administrative Building for use in locations where combustible lath is allowed, on condition that the cartons or wrappings in which the material is marketed shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 143-60-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,

GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 144-60-SA

APPLICANT—The Coleman Company, Incorporated, owner.

## APPEARANCES—

For Applicant: S. M. Halpern.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

144-60-SA—The Coleman Company, Inc., Philadelphia, Pa., filed for approval of the Coleman Crestline Gas Waterheater, Models 3233A, 3234A, 3236A, 3237A, 3238A, 3239A; 3133B, 3134B, 3136B, 3137B and 3138B, under the provisions of Article 12, Administrative Building Code.

USE: Gas fired water heaters for residential use.

DESCRIPTION—The Coleman Crestline Gas Waterheaters are automatic heaters with a steel storage tank insulated with fiberglass. The 3100 series employ a mushroom type burner and the 3200 series are equipped with a drilled port burner.

The heater construction is of 14 gauge or heavier steel tank with a 3 to 4 inch flue tube welded to a 7 gauge tank bottom. The tank is either galvanized or lined with a ⅜ inch

rock lining in which case the tank bottom and flue tube are covered with two coats of vitreous enamel. Tank test pressure is 355 psi.

A thermostat is submerged through a tank tapping to control water temperature automatically by controlling the operation of the gas flame. Each heater is also equipped for safety shut down in case of pilot flame failure.

All heaters are designed for flue connection through a draft hood.

The capacities are:

| Model | Btu Input<br>per hour | Recovery Rate<br>GPH | Total Capacity<br>Gallons |
|-------|-----------------------|----------------------|---------------------------|
| 3233A | 32,500                | 27.3                 | 30                        |
| 3234A | 36,000                | 30.3                 | 40                        |
| 3236A | 28,500                | 24.0                 | 20                        |
| 3237A | 36,000                | 30.2                 | 30                        |
| 3238A | 36,000                | 30.2                 | 40                        |
| 3239A | 50,000                | 42.0                 | 50                        |
| 3133B | 30,000                | 25.2                 | 30                        |
| 3134B | 30,000                | 25.2                 | 40                        |
| 3136B | 25,000                | 21.0                 | 20                        |
| 3137B | 30,000                | 25.2                 | 30                        |
| 3138B | 31,000                | 26.0                 | 40                        |

INSPECTION AND TEST: All data was examined by Ass't. Engr. G. F. Sklenarik.

All heaters listed have been tested and approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends the approval of the Coleman Crestline Gas Waterheater, Models 3223A, 3234A, 3236A, 3237A, 3238A, 3239A, 3133B, 3134B, 3136B, 3137B and 3138B, for use in New York City when installed in accordance with this report and the provisions of Article 12, Administrative Building Code and provided that each water heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 144-60-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 152-60-SA

APPLICANT—Hi-Qua Manufacturing Company, Incorporated for Richard Griffiths, owner; Mfrs. Sales Associates, agent.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 152-60-SA—Hi-Qua Manufacturing Co., Inc., Philadelphia, Pa., filed for approval of the Hi-Qua Gas Water Heaters, Models 20, 30L, 30T, 40L, 40T, 50 and 50T, under the provisions of Article 12, Administrative Building Code. Such water heaters are also to be marketed under the trade names RMP, Penmore, Magic Glass, Ridgeway and Glasco.

USE: Gas fired water heaters for domestic and commercial use.



# MINUTES

**DESCRIPTION:** The Hi-Qua Gas Water Heaters are automatically operated storage tank heaters made in 20, 30, 40 and 50 gallon sizes. The tanks are made of hot rolled steel with internal 3 or 4 inch flue and are glass lined. A magnesium rod is installed within the tank for additional corrosion protection. The shell of the tank is either 13 or 12 gauge with 9 gauge head and  $\frac{3}{16}$  inch bottom. Minimum hydrostatic test pressure is 300 pounds per sq. inch. The gas burner installed beneath the tank is of the slotted port type and made of cast iron. A fixed position pilot assembly is installed at the burner with a safety gas shut off in case of pilot flame failure.

Each water heater is insulated with glass wool and encased in 24 gauge sheet steel. A thermostat is provided for automatic operation of the burner to maintain a maximum water temperature of 160°F.

The capacities of the different models are:

| Model | Btu Input<br>per hour | Recovery<br>GPH | Tank Capacity |
|-------|-----------------------|-----------------|---------------|
| 20    | 25,000                | 21.0            | 20            |
| 30L   | 30,000                | 25.2            | 30            |
| 30T   | 30,000                | 25.0            | 30            |
| 40L   | 33,000                | 27.7            | 40            |
| 40T   | 35,000                | 29.4            | 40            |
| 50    | 50,000                | 42.0            | 50            |
| 50T   | 50,000                | 42.0            | 50            |

Each model is designed for flue connection.

**INSPECTION AND TEST:** All data was examined by Ass't. Engr. G. F. Sklenarik.

These water heaters have been tested and approved by the American Gas Association.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Hi-Qua Gas Water Heaters, Models 20, 30L, 30T, 40L, 40T, 50 and 50T, also to be marketed under the trade names RMP, Penmore, Magic Glass, Ridgeway and Glasco, for use in New York City under the provisions of Article 12, Administrative Building Code provided each water heater shall bear a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 152-60-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director.  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 216-60-SA

**APPLICANT:** Gilbert and Barker Manufacturing Company, owner; William Keay, agent.

**APPEARANCES:**

For Applicant: William Keay.

**ACTION OF BOARD:** Appliance approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE:**

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

**THE RESOLUTION:**

WHEREAS, the report of a Committee on Test reads: 216-60-SA—Gilbert & Barker Mfg. Co., West Springfield, Mass., filed for approval of the Gilbarco Model WD-01 Conversion Oil Burner also marketed as the Esso Model WD-01 Conversion Oil Burner under the provision of Section C19-57.0 Administrative Code and the Oil Burner Rules of the Board.

USE: A conversion burner for installation in boilers and furnaces.

**DESCRIPTION:** The Gilbarco Model WD-01 Conversion Oil Burner is a high pressure gun type burner designed for No. 2 fuel oil. It has a firing range of .65 gallon per hour minimum to 1.75 gallons per hour maximum.

It is equipped with a 115V 60 cycle AC motor which serves to drive a blower to supply combustion air and also a Sundstrand fuel pump which delivers oil to the nozzle through a pressure regulating valve and strainer. A clutch is installed between blower and pump so that air flow is started prior to ignition and continues briefly after burner shut down.

The controls consist of a stack mounted combustion control to shut down the burner within 90 seconds in case of flame failure or ignition failure, a line voltage limit control and two low voltage operating controls such as an aquastat and thermostat.

The burner operates on constant ignition.

**INSPECTION AND TEST:** All data submitted was examined by Ass't Engr. G. F. Sklenarik.

The Model WD-01 burner has been tested and approved by Underwriters' Laboratories file MP163.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Gilbarco Model WD-01 Conversion Oil Burner also marketed as the Esso Model WD-01 Conversion Oil Burner for use in New York City under the provisions of Section C19-57.0 Administrative Code when installed in accordance with this report and the Oil Burner Rules of the Board provided that each burner shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 216-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director.  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 242-60-SM

**APPLICANT:** Reliable Fireproof Products Corporation, owner; M. Brookmyer, agent.

**APPEARANCES:**

For Applicant: Elliot Saltzman.

**ACTION OF BOARD:** Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE:**

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

**THE RESOLUTION:**

WHEREAS, the report of a Committee on Test reads: 242-60-SM—Reliable Fireproof Products Corp., Brooklyn, New York, filed for approval of the Reliable Hollow Metal Door under the provisions of Section C26-610.0 Administrative Building Code and the Rules for Inspection of Opening Protective Assemblies.

USE: The door is rated as a 1½ and 3 hour fire resistive door.

**DESCRIPTION:** The door is a single swing hollow metal door of the flush design equipped with 1½ pairs of full mortise hinges and a single point latch. The size of the door is 44 inches in width by 84 inches in height and 1¾ inches in thickness.

The front and back faces of the door are of 19 gauge steel and the stiffeners are channel shaped, 20 gauge steel, spaced 4½ inches from edge of door and then every 8½ inches on center. The top and bottom channels, closing the assembly, are of 18 gauge steel. The insulation is either compressed rock wool, 3½ lb./cu. ft. density or mineral block as manufactured by Eagle Picher.



# MINUTES

**INSPECTION AND TEST:** The door was tested at the Underwriters' Laboratory in accordance with the requirements of Section C26-610.0 Administrative Building Code and successfully met both the fire and hose stream tests for a 3 hour fire resistive opening protective assembly. The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Reliable Hollow Metal Door when constructed as herein described and in accordance with the drawings marked "Rec'd. March 31, 1960, five sheets," for use in New York City under the provisions of Section C26-610.0 Administrative Building Code as a 1½ and 3 hour fire resistive opening protective assembly, on condition that the requirements of the Rules of the Board for the Inspection of Opening Protective Assemblies are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 285-60-SA

**APPLICANT**—Kelley Machine Division, Wiesner-Rapp Company, Incorporated, owner; J. J. McGovern, Mahoney-Clarke, Incorporated, agent.

### APPEARANCES—

For Applicant: Robert S. Salle.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

285-60-SA—Kelley Machine Division, Wiesner-Rapp Co., Inc., Buffalo, N. Y., filed for approval of the Kelley Hot-Shot Space Heaters, Models 75KHA, 125KHA, 300KHA and 450KHA, under the provisions of the Erection, Alteration and Demolition Rules of the Board and the regulations of the Fire Commissioner.

**USE:** To supply temporary heat during building construction.

**DESCRIPTION:** The Kelley Space Heater is made up of a gun type high pressure oil burner which fires into a stainless steel combustion chamber which is provided with a steel flame stop at its open end. An electrically driven fan provides combustion air and also air that is heated as it passes around the combustion chamber. A steel tank is mounted on wheels beneath the heater assembly for storage and supply of fuel either #1 fuel oil or kerosene. The heater is equipped with a thermostat and safety controls, for automatic operation.

The Model 75KHA has a 6 gallon storage tank and a heat capacity of 75,000 Btu per hour; the Model 125KHA has a 4 gallon storage tank and heat capacity of 125,000 Btu per hour; the Model 300KHA has a 36 gallon storage tank and heat capacity of 300,000 Btu per hour and the Model 450KHA has a 50 gallon storage tank and a heat capacity of 450,000 Btu per hour.

**INSPECTION AND TEST:** A typical heater was inspected by Ass't. Engr. G. F. Sklenarik at 38-11 Vernon Blvd., Long Island City, N. Y.

The 75KHA and 125KHA heaters have been tested and approved by the Canadian Standards Association.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Kelley Hot-Shot Space Heater, Models 75KHA, 125KHA, 300KHA and 450KHA for temporary use in supplying heat for construction work in accordance with this report and the regulations of the Fire Commissioner and Rule 2.7 of the Board's Rules for the Erection, Alteration, Repair, Excavation for and Demolition of Buildings, provided that such heaters will be refueled only when not in operation and then only by means of approved safety cans equipped with a flexible spout that will fit into the fuel tank opening; that all electrical wiring and connections will be in accordance with the Electrical Code of the City of New York; that such heaters shall be so spaced as to allow not over 50,000 Btu heat output per hour for each 1000 square feet of floor area, such area to be adequately ventilated and further that each heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 285-60-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 318-60-SM

**APPLICANT**—Joseph Platzker, for Goodman Cinder Block Plant Incorporated, owner.

### APPEARANCES—

For Applicant: Joseph Platzker.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

318-60-SM—Joseph Platzker for Goodman Cinder Block Plant Inc., Honesdale, Pa., filed for approval of the material known as Silver Streak Crete Masonry Block under the provisions of the Masonry Rules of the Board.

**USE:** Cinder Block used in masonry construction.

**DESCRIPTION:** The blocks are made with an approved cement and cinders. The mix is 1:9 with a minimum of 6½ gallons of water per sack of cement. The blocks are formed on a Besser machine, then steam cured, and allowed to cure and age in the yards.

**INSPECTION AND TEST:** Samples of block were tested at Manhattan College in accordance with the requirements of the Masonry Rules of the Board.

Results were as follows:

1. 2½" x 8" x 18" — Solid Cinder  
Compressive Strength = 610 p.s.i.  
Absorption = 8.9%
2. 3" x 8" x 18" — Solid Cinder  
Compressive Strength = 748 p.s.i.  
Absorption = 9.3%
3. 4" x 8" x 18" — Hollow Cinder  
Compressive Strength = 1137 p.s.i.  
Absorption = 11.2%
4. 4" x 8" x 18" — Solid Cinder  
Compressive Strength = 1708 p.s.i.  
Absorption = 6.6%
5. 6" x 8" x 18" — Hollow Cinder  
Compressive Strength = 869 p.s.i.  
Absorption = 14.7%
6. 8" x 8" x 18" — Hollow Cinder  
Compressive Strength = 855 p.s.i.  
Absorption = 14.4%



# MINUTES

7. 8" x 8" x 18" — Solid Cinder  
Compressive Strength = 1816 p.s.i.  
Absorption = 11.2%
8. 12" x 8" x 18" — Hollow Cinder  
Compressive Strength = 975 p.s.i.  
Absorption = 12.7%
9. 12" x 8" x 18" — Solid Cinder  
Compressive Strength = 1600 p.s.i.  
Absorption = 8.3%
10. 3" x 8" x 18" — Hollow Cinder  
Compressive Strength = 580 p.s.i.  
Absorption = 10.6%
11. 4" x 9" x 18" — Hollow Cinder  
Compressive Strength = 1080 p.s.i.  
Absorption = 9.5%
12. 6" x 9" x 18" — Hollow Cinder  
Compressive Strength = 820 p.s.i.  
Absorption = 12.0%
13. 8" x 9" x 18" — Hollow Cinder  
Compressive Strength = 855 p.s.i.  
Absorption = 8.5%

The complete report is on file with and is part of the record and all units successfully met the code requirements.  
**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as Silver Streak Crete Masonry Block in the following sizes for use in New York City under the provisions of the Masonry Rules of the Board:

- 2½" x 8" x 18" — Solid for fireproofing of steel.
- 3" x 8" x 18" — Non-load bearing partitions.
- Solid Load Bearing — 3", 4", 8", & 12" all being 8" x 18".
- Hollow Load Bearing — 4", 6", 8", & 12" all being 8" x 18".
- Hollow Load Bearing — 4", 6", & 8" all being 9" x 18".

on condition that only approved cement be used; that the blocks be manufactured of a mix as herein described and that the blocks be marked in accordance with the requirements of the Masonry Rules of the Board.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 376-53-SM

**APPLICANT**—W. L. Gates for The Celotex Corporation, owner.

**SUBJECT**—Application May 5, 1953—Acousti-Celotex Cane Fiber Tile (fire-retarded with Celotex #7 Paint Finish), Acoustical Treatment, approval of.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application dismissed for lack of prosecution.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## 505-53-SM

**APPLICANT**—Virginia Metal Products, Inc., owner.

**SUBJECT**—Application June 12, 1953—V.M.P. Commercial Hollow Metal Door (1½ hr. fire door) and Knock-Down Door Buck (1¾" thick), approval of.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application dismissed for lack of prosecution.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## 744-55-SA

**APPLICANT**—Mueller Climatrol, owner, Clewell Equipment Co., Agent.

**SUBJECT**—Application September 12, 1955—Mueller Climatrol Gas-fired Furnaces, Models 117-80, 117-125, 120-90 and 128-90, approval of.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application dismissed for lack of prosecution.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 581-57-SM

**APPLICANT**—United States Plywood Corp., owner—exterior plywood sheathing.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Laid over for further tests; date to be set.

## 148-42-A—Vol. II

**APPLICANT**—Charles M. Spindler for Gotham Ink and Color Company, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Appeal from an order and decision of the Fire Commissioner; previously granted on condition.

**PREMISES AFFECTED**—5-19 47th Avenue, north side 174.93 feet east of 5th Street, Block 28, Lot 17, Long Island City, Borough of Queens.

**APPEARANCES**—

For Applicant: B. J. Amato.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker .....  
Negative .....

**THE RESOLUTION**—

WHEREAS, this application was amended by the Board Vol. II on June 1, 1955 on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, the applicant states that all laws, rules and regulations will be complied with, to the satisfaction of the Fire Department and the Department of Buildings.

*Resolved*, that the Board of Standards and Appeals do hereby *amend* the resolution adopted on June 1, 1955, so that as *amended* this resolution shall read:

"*Resolved*, that the Board of Standards and Appeals do hereby *amend* the resolution adopted on October 1, 1943 by adding thereto: that in the event the owner desires to increase the storage of certain materials as passed on by the Fire Commissioner in his decision of August 1, 1953, Objection 1, such materials as are proposed to be buried in approved buried tanks, as passed on by the Borough Superintendent under Misc. App. 1449/54, may be permitted; *on condition* that all laws, rules and regulations applicable shall be complied with to the satisfaction of the Fire Department and the Department of Buildings." (Fire Dept. Order No. 6137-9, dated December 7, 1959, and January 20, 1960)



# MINUTES

## 329-43-A—Vol. II

APPLICANT—Gilbert Lazerus for Triangle Improvements, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—re Appeal from a decision of the Borough Superintendent—re exits, previously granted on condition.

PREMISES AFFECTED—100-7 to 100-15 Queens Boulevard, northeast corner of 67th Avenue, Block 2119, Lots 8 and 11, Rego Park, Borough of Queens.

### APPEARANCES—

For Applicant: Gilbert Lazerus and Marvin Fine.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on July 24, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1959, by adding thereto:

"that the stairways may be three feet eight inches wide, and there shall be one ladder and scuttle to roof, accessible to both stairways, constructed substantially as shown on revised plans marked 'Received June 22, 1960', 4 sheets; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within one year from the date of this amended resolution." (Alt. 424/59)

## 129-54-A

APPLICANT—Frederick A. Ketcher for Plasterers Helpers Local No. 30, owner; Lucian Walters, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—301 East 94th Street north side, 79.9 ft. east of 2nd Avenue, Block 1557, Lot 104, Borough of Manhattan.

### APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 23, 1955 on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 23, 1955, only as to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, and that a new certificate of occupancy shall be obtained *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt 798/60)

a decision of the Borough Superintendent, re installation of Lacquer Machine not of approved type.

PREMISES AFFECTED—133-137 Middleton Street, north side, 85 feet east of Marcy Avenue, Block 2237, Lot 53, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Otto J. Sambach.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 6, 1957 on B.N. Applic. 2162-57, reads:

"1-Proposed installation of the Ronci Lacquer machine to comply fully with the Bd. of Standard and Appeals Rules governing the use of equipment for spraying and drying of paints, varnishes, lacquers and other inflammable surface coatings."

and

WHEREAS, the applicant states that the building is 50 feet by 100 feet in area, 5 stories, 60 feet high, of class 3 construction, located in unrestricted use, B area, class 1 height district, built in 1888, now used and occupied since 1952: basement—boiler and storage, 4 persons; 1st to 5th floors—office and manufacturing, 10 persons each floor; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the Ronci Enameling Machine is a semi-automatic paint dipping machine; that the work to be coated is loaded into a cylindrical mesh basket which is placed into machine; that the door to the machine is then closed; that the dipping tank is raised by external lever to submerge the work; that the tank is then partially lowered and excess paint is spun off the work; that the spinning is stopped by a manual switch, dip tank lowered, front door opened and basket removed; that the owner, installed a Ronci Lacquer Machine in 1952; that no plans were filed for this installation; that at the request of the Fire Department Inspector, the machine was enclosed in a fireproof room with an automatic carbon dioxide fire extinguishing system; that in the early part of 1957, the Fire Department Inspector asked for approved plans for the aforesaid installation; that none were filed; that plans were subsequently prepared and filed with the Department of Buildings, and the objection was issued; that the Ronci Lacquer Machine manufacturers were contacted and we were informed that they are seeking approval of their machine from your Board, under Calendar Number 172-56-SA; that the owners have a substantial investment in this installation and are now seeking relief in that the Board permit them to operate same; that if there are any modifications or improvements to be made on the present installation, the owner would comply; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, acting on B.N. Applic. 2162-57, Objection No. 1. be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 773-59-A

APPLICANT—Philip P. Agusta, for Abraham Cohen, owner.

SUBJECT—Application November 24, 1959—Appeal from a decision of the Borough Superintendent—re frame structure, live load, and egress

PREMISES AFFECTED—43 Graham Avenue, west side, 71 feet north of Varet Street, Block 3113, Lot 18, Borough of Brooklyn.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal denied.



# MINUTES

## THE VOTE TO GRANT—

Affirmative: . . . . . 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker . . . . . 5

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 23, 1959 on Alt. Applic. 1882-47, reads:

"1. Proposed storage on 2nd & 3rd floors within a frame structure violates Sect. 4.2.1 of Bldg. Code.

"2. Proposed increase in live load of 120 lbs. per square foot violates Sect. 7.3.2.6 of Bldg. Code.

"3. Provide exit facilities from 2nd and 3rd floors as per Sect. 6.1.2.2.3 of Bldg. Code."

and

WHEREAS, the applicant states that the building is 25 feet by 100 feet in area, 3 stories, 35 feet high, of class 4 construction, located in unrestricted use, A area, class 1½ height district, built prior to 1900, now used and occupied since 1947: cellar—household storage; 1st floor—store, 50 persons; 2nd and 3rd floors—2 family each (legal use); that the proposed use will be: cellar—in conjunction with store (storage); 1st floor—store, 50 persons; 2nd and 3rd floors—light storage used in conjunction with store on 1st floor; and

WHEREAS, the applicant states that this appeal is made in order to render the owner of the premises more room to keep stock handy and in readiness to conduct his hardware and appliance business which is on the 1st floor; that stock will be miscellaneous, light storage on the 2nd and 3rd floors in conjunction with the business on the 1st floor only; that the nature of his business is such that he requires a large variety of supplies and many brands of the same item; that this is a necessity in order to do a successful cut-rate business; that there will be no permanent employees and no customer will be allowed on the 2nd and 3rd floors; that it is proposed that stairs leading from 2nd and 3rd floors be enclosed in partition which will include rock wool blown between the studs, and all doors leading to this hall be 1 hour fireproof; that also there will be fire extinguishers and sand pails placed in the hall in readiness at all times; that the applicant respectfully requests the waiver of 120# Live Load based on a minimum requirement of 75 lbs. per square foot live load as per C26-345.0 subdivision 1 of the Administrative Code; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the committee recommended that the appeal should not be granted.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 1882-47, Objections No. 1, 2 and 3, dated November 23, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 845-59-A

APPLICANT—The Procter and Gamble Mfg. Company, owner.

SUBJECT—Application December 14, 1959—Appeal from a decision of the Fire Commissioner—re permit to smoke in factory.

PREMISES AFFECTED—3666 Richmond Terrace, southwest corner of Western Avenue, Blocks 1338 and 1400, Lots 1 and 1, respectively, Port Ivory, Borough of Richmond.

## APPEARANCES—

For Applicant: Carl A. Pearson and Charles A. Wilder.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker . . . . . 5  
Negative . . . . . 0

## THE RESOLUTION:

WHEREAS, the decision of the Fire Commissioner, dated December 8, 1959, reads:

"A careful reading of the Rules of the Board of Standards and Appeals, relating to smoking in protected

portions of factories and in special classes of occupancies, will indicate to you that none of the areas in which you request permits, apparently come under the provisions of Rule 2, Permissible Cases, as they neither come within the scope of subdivision a, or of subdivision b. This department therefore has no authority to issue the necessary permits, as it involves either a modification of the rules, or a variation of Section 283 of the Labor Law, which can only be granted by the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the plot is 2400 feet by 900 feet irregular in area; that there are many buildings located on this plot, all in unrestricted use, A area, class 1 height district; that the applicant makes a request for approval of the establishment of smoking areas within the Ivory Plant of the Procter & Gamble Mfg. Co.; that application was made for these areas of the Division of Fire Prevention in letter of October 14, 1959; that their letter of October 21, 1959 the New York City Fire Department denied this request; that currently only one approved smoking area and that is in the plant cafeteria; that considering the fact that there are approximately 1,000 employees on the day shift, it is extremely difficult to confine smoking to this one area and to prohibit smoking in unauthorized areas; that in the interests of better fire prevention and to control smoking in unauthorized areas, the Commissioner is requested to establish the smoking areas requested below; that the plot plan SK-0910594 shows the locations of the various smoking areas for which we are requesting approval; that all smoking areas will be equipped as needed with metal furniture; and

WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Fire Commissioner, dated December 8, 1959, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, on condition that the building and the areas in which smoking is to be permitted shall be in accordance with drawings filed with this appeal dated May 18, 1960, 19 sheets and July 5, 1960, 2 sheets; that a water-type extinguisher shall be placed at each location where smoking is to be permitted and shall be of a type satisfactory to the Fire Commissioner; that sand-filled receptacles shall be placed at each location where smoking is to be permitted; and that all laws, rules and regulations applicable shall be complied with.

## 114-60-A

APPLICANT—James C. Judge for Neptune Meter Company, owner.

SUBJECT—Application February 19, 1960—appeal from the decision of Fire Commissioner re smoking in certain areas.

PREMISES AFFECTED—22-22 Jackson Avenue, south west corner of Crane Street, Block 72, Lot 73, Long Island City, Borough of Queens.

## APPEARANCES—

For Applicant: E. L. Samuels.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker . . . . . 5  
Negative: . . . . . 0

## THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated January 22, 1960 on Folder No. 54950.01, reads:

"Permission to smoke in certain locations of these premises is denied, as it is Fire Department policy not to permit smoking in a factory under Sec. 283 Labor Law.

"You may appeal to the Board of Standards and Appeals from the denial within 30 days of date of this letter."



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WHEREAS, the applicant states that the building is 93 feet by 250 feet in area, 1 story, 24 feet high, of class 1 construction, located in unrestricted use, A area, class 1½ height district, built in 1946, now used and occupied since July 1, 1957; 1st floor—office, warehouse and machine shop, 30 persons; substantially in accordance with Certificate of Occupancy Q132730 issued December 31, 1959 against Alt. Applic. 4-59; that the proposed use and occupancy will be the same except occupancy will be 75 persons; and

WHEREAS, the applicant states that the building is fireproof; that there is a one source sprinkler system throughout the premises, that all floors are of concrete and all partitions are of non-combustible materials; that the items to be warehoused will be liquid meters and associated parts which are all brass or iron; that the machine shop is to repair and test liquid meters; that smoking would be confined to the office areas between the hours of 7 A. M. and 7 P. M.; and

WHEREAS, the premises was inspected by a committee of the Board; and

*Resolved*, that the decision of the Fire Commissioner, dated January 22, 1960, acting on Folder No. 54950.01, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, on condition that the building conform to drawings filed with this appeal dated February 19, 1960, 1 sheet and April 13, 1960, 2 sheets; that fire extinguishers shall be placed in each of the smoking areas and shall be to the satisfaction of the Fire Commissioner; that sand-filled receptacles shall be placed in each smoking area; that all laws, rules and regulations applicable shall be complied with.

## 202-60-A

APPLICANT—Herzog and Schechter for Harold and Seymour Kaplan, owners.

SUBJECT—Application March 17, 1960—Appeal from a decision and an order of the Fire Commissioner re—elevators in readiness.

PREMISES AFFECTED—594-596 Broadway, east side, 103 feet 11¾ inches south of East Houston Street, and 128 Crosby Street, west side, 144 feet, 1 inch south of East Houston Street, Block 511, Lot 12, Borough of Manhattan.

### APPEARANCES—

For Applicant: Joseph Schechter.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, the decision dated February 18, 1960 and order #7548-6 dated November 27, 1956, of the Fire Commissioner reads:

"6. Have at least one elevator kept in readiness for immediate use by Fire Department during all hours of the day and night, including holidays and Sundays, and a man competent to operate the elevator present at all times. Ch. 26, Art. 17, Adm. Code & C19.161.0, Adm. Code."

WHEREAS, the applicant states that the building is 86 feet ½ inches by 199 feet ¾ inches in area, 12 stories, 169 feet high, of class 1 construction, located in unrestricted use, B area, class 2 height district, built in 1897, now used and occupied since completion: sub-cellar of 594 and 596 (boiler room combined for both buildings), 2 persons; cellar—storage, both buildings, 4 persons; 1st floor of 594—sales of hardware, 5 persons; 1st floor of 596—luncheonette and dress shop; 2nd floor of 594 and 596—manufacture of pocketbooks, 0 persons (one tenant for both buildings); 3rd floor—manufacture of belts, 50 persons (one tenant for both buildings); 4th floor—manufacture of sport clothes, 50 persons (one tenant for both buildings); 5th floor—manufacture of sweaters, 50 persons (one tenant for both buildings); 6th floor—manufacture of baby wear, 90 persons (one tenant for

both buildings); 7th floor—manufacture of ladies shirts, 30 persons (one tenant for both buildings); 8th floor—594, manufacture of bath robes and baby dresses, 35 persons; 8th floor—596, manufacture of hats, 50 persons; 9th floor—manufacture of knitwear, 20 persons (one tenant both buildings); 10th floor—594, manufacture of hats, 35 persons; 10th floor—596, manufacture of pajamas, 60 persons; 11th floor—594, manufacture of ladies underwear, 50 persons; 11th floor—596, manufacture of shower curtains, 20 persons; 12th floor—594, manufacture of ladies robes, 50 persons; 12th floor—596, manufacture of dresses, 50 persons; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that each building is provided with two fireproof enclosed iron stairs (one at each end of each building) which extend from the roof to the street; that the buildings are also provided with regulation type standpipe and two-source supply sprinkler systems in compliance with all provisions applicable to same; that most of the floors are occupied by one tenant for both buildings, as per attached schedule, and openings are provided between the two buildings on these floors; that the buildings are also provided with manually operated elevators; that it is intended to replace two of the present elevators (one for each building) with up-to-date automatically operated self service elevators; that these will be available for use at all times with the current turned on 24 hours a day, 7 days a week, a condition more reliable than a person who, just at the critical moment, may have left his post or may have fallen asleep; that it is further proposed to have a sign on the exterior of the building, at the entrance, notifying the Fire Department of the existence of the automatic self-service elevators and their location; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the decision dated February 18, 1960 and order #7548-6 dated November 27, 1956, of the Fire Commissioner be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

## 225-60-A

APPLICANT—Louis Lieberman for James Nicolletti, owner; Anthony Rapisardi, lessee.

SUBJECT—Application March 25, 1960—Appeal from a decision of the Borough Superintendent—re frame building—motor vehicle repair shop.

PREMISES AFFECTED—177 9th Street, north side, 75 feet west of 3rd Avenue, Block 1002, Lot 38, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Ray Peebles.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 24, 1960 on Alt. Applic. 399-60, reads:

"1—Proposed use of frame building for a motor vehicle repair shop (body and fender work) is contrary to 4.2.1 Bldg. Code and in the fire limits it is contrary to 4.1.2 Bldg. Code."

and

WHEREAS, the applicant states that the building is 22 feet 10 inches by 50 feet in area, 1 story, 12 feet 8 inches high, of class 4 construction, located in unrestricted use, A area, class 1 height district, built prior to 1877, now used and occupied since 1958: 1st floor—motor vehicle repair shop (body and fender) 2 persons; that the applicant proposes to legalize the present use: 1st floor—motor vehicle repair shop (body and fender), open parking of 1 car in rear yard and welding in rear yard; 2 persons; and

WHEREAS, the applicant states that the earliest record in the Building Department indicated that the building was



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used as a stone yard; that the structure has had a variety of industrial uses, the last one being an iron shop; that the Building Department, however, has no record of these later uses since the stone yard in 1877; that in June 1958 the premises were leased to the present occupant to be used as a body and fender shop; that the owner, at that time acting upon erroneous information, assured the lessee that there would be no difficulty in obtaining the necessary permits for the body and fender work inasmuch as this was a small building located in an unrestricted zone and the fact that the structure had always been used for industrial purposes; that in 1959 a violation was issued by the Fire Department for illegal occupancy and a summons was subsequently served in connection therewith; that the court case was disposed of when a plea of guilty was entered and a fine was imposed by the court; that the applicant therefore respectfully requests a variance of Section 4.2.1 of the Building Code, since this building is only large enough to accommodate 2 cars; that there is usually only one person employed; that the amount of work performed is so small that less than one pint of lacquer is used daily; that the interior walls and ceiling of the building will be covered with  $\frac{5}{8}$  inch fire code #60; that since extreme hardship will be rendered upon the lessee in the event that he cannot remain in possession of the premises since he has unsuccessfully been seeking other quarters in the immediate area and would be compelled to go out of business should this appeal be denied; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 399-60, Objection No. 1, be and it hereby is affirmed and that the appeal be and it hereby is denied.

## 253-60-A

APPLICANT—Andrew Di Camillo for Nathan Yanovich, owner; Inwood Home Domestic Corporation, lessee.

SUBJECT—Application April 7, 1960—Appeal from a decision of the Borough Superintendent re—Class 3 Construction, Commercial building—height, stairway-fireproof construction and live load.

PREMISES AFFECTED—223 West 15th Street, north side, 267 feet  $4\frac{1}{2}$  inches west of 7th Avenue, Block 765, Lot 23, Borough of Manhattan.

### APPEARANCES—

For Applicant: Andrew Di Camillo.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 1, 1960 on Alt. Applic. 1977-59, reads:

"1) Building exceeds tabular height for a Class 3 commercial building—C26-254.A.C.

2) Stairway must be of fireproof construction, 3 feet in width and free of winders.

3) Floor construction capable of sustaining a live load of 50 lbs. per sq. ft. required for requested use."

and

WHEREAS, the applicant states that the building is 19 feet  $7\frac{1}{2}$  inches by 42 feet 6 inches in area, 4 stories and basement, 45 feet high, of class 3 construction, located in residence use, B area, class 1 height district, built prior to 1905, now used and occupied since 1948: cellar—ordinary; basement, lounge, kitchenette and office, 2 persons; 1st floor to 4th floors—reviewing rooms, 1st floor—3 persons; 2nd to 4th floors 4 persons each floor; that the proposed use will be the same; and

WHEREAS, the applicant states that the Inwood Home Domestic Corporation is a charitable non-profit organization; that the premises are not used commercially; that

the function is strictly a charitable use, and actually allowable in a residential section; that this building is used in conjunction with the main institution across the street; that the use of the building is limited to 17 interviewers in all; that building will be well protected; that all public halls will be fire retarded; that all doors leading into said halls will be one hour fireproof and self closing; that in addition, the building is provided with fire escapes on the front and the rear of the building; that present stairways are of wood, and 2 feet 8 inches wide; that at the termination of the stairs on the 2nd, 3rd and 4th floors, rear, there are existing winders; that the halls are 2 feet 6 inches and 2 feet 8 inches in width; that to increase the stair width and halls to 3 feet would be a severe hardship; that an additional handrail will be installed at location of said winders; that the 4th floor has a live load of 40 pounds per square foot; that the Department of Buildings objected on the grounds that said live load should be 50 pounds, same as the other floors; that the use of said floor is limited in scope, and because of this, the applicant respectfully requests acceptance of present live load of 40 pounds per square foot; that the building is occupied only during the hours of 9 A.M. to 5:30 P.M.; that it is closed entirely on week-ends; that it is not occupied overnight; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated April 1, 1960, acting on Alt. Applic. 1977-59, Objections No. 1, 2 and 3, be and it hereby is modified and that the appeal be and it hereby is granted, on condition that the work shall be done in accordance with drawings filed with this appeal dated April 7, 1960, 3 sheets and May 12, 1960, 3 sheets; that there shall not be more than ten (10) occupants on any floor; and that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 1030-41-A—Vol. II

APPLICANT—Stanley H. Klein for Marwin Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from an order and decision of the Fire Commissioner; previously denied.

PREMISES AFFECTED—168-50 Jamaica Avenue, south side, 178.14 feet east of 168th Street, Block 10210, Lot 26, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Stanley H. Klein.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker ....

Negative: Commissioner Fox .....

## 138-60-A

APPLICANT—Hurley and Hughes for 71 Murray Street Corporation, owner.

SUBJECT—Application February 24, 1960—Appeal from decision of the Borough Superintendent, re—Labor Law.

PREMISES AFFECTED—71-73 Murray Street, north side, 74 feet,  $3\frac{3}{4}$  inches west of West Broadway, Block 13 Lot 4, Borough of Manhattan.

### APPEARANCES—

For Applicant: Frank Farinella and Edward J. Hurley.

ACTION OF BOARD—Laid over to September 13, 1960 at 2 P.M. for decision; applicant to confer with the examiner for the Board.

## 320-60-A

APPLICANT—Leonard F. Rothkrug and Anthony J. Napolitano for American Molasses Company, owner.

SUBJECT—Application April 28, 1960—Appeal from a decision of the Borough Superintendent—re class 5 'c'



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struction, height, firetower, stairways and standpipe system.

**PREMISES AFFECTED**—282-290 Richards Street, west side, 236 feet south of Beard Street, Block 612, part of Lot 150, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug and Anthony T. Nappi.

**ACTION OF BOARD**—Laid over to July 26, 1960, at 2 P.M. for inspection and decision.

## 781-45-BZ

**APPLICANT**—Lama, Proskauer and Prober for John Oplande, owner; California Oil Company, lessee.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline service station, auto repair shop and auto showroom.

**PREMISES AFFECTED**—115-06 to 115-18 101st Avenue and 101-02 to 101-08 116th Street, southwest corner, Block 9433, Lots 3 and 5, Richmond Hill, Borough of Queens.

**APPEARANCES**—

For Applicant: Alfred A. Lama and Clifford B. Manhall.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board on May 21, 1946 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on November 10, 1959; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 21, 1946, as *amended* through November 10, 1959 by adding thereto:

"that the gasoline service station may be redesigned, rearranged and constructed as proposed and as shown on revised drawings marked 'Received June 14, 1960,' 4 sheets, including a reduction in the size of the building; and the curb cuts may be constructed as shown, including the elimination of the northerly curb cut on 116th Street and location of the remaining southerly curb cut a further distance from the residence use district than heretofore permitted, *on condition*, that other than as herein *amended* the resolution above cited shall be complied with in all respects." (NB App 1407/45)

## 131-54-BZ

**APPLICANT**—Peggy Cooney for Ellen Will, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district the reconstruction and extension of an existing gasoline service station and store to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

**PREMISES AFFECTED**—20-02 to 20-12 Parsons Boulevard and 144-24 to 144-32 20th Avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

**APPEARANCES**—

For Applicant: Peggy Cooney and E. H. Snackenberg.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board on October 26, 1954 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1954, only as to the number of approved gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"that there may be a total of twelve 550 gallon approved gasoline storage tanks, as shown on revised plan marked 'Received June 8, 1960', one sheet." (Misc App 859/60)

## 625-53-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Vello-drome Gas Station, Inc., owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7e and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, parking and storage of motor vehicles for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—1043-1059 McDonald Avenue and 101-111 Foster Avenue, northwest corner, Block 5426, Lots 1 and 5, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board on October 28, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 28, 1958, by adding thereto:

"that the accessory building may be reduced in size and constructed substantially as shown on revised drawings marked 'Received June 16, 1960', 3 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (NB App 2086/56)

## 870-55-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Joseph Stumer, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution and extension of time to complete which has expired July 7, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7, subdivisions f, i and e of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.

**PREMISES AFFECTED**—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Alfred A. Lama.



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**ACTION OF BOARD**—Application reopened, resolution amended and time extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on July 7, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1959, by adding thereto:

"that at the corner of the property there may be erected a post standard supporting a non-flashing illuminated sign advertising the brand of gasoline on sale and extending not more than four feet beyond the building line, substantially as shown on revised drawings marked 'Received June 8, 1960', one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (ES App 419/60)

### 566-56-BZ

**APPLICANT**—Burke & Groh for Alexander Kulch, owner.  
**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 7i of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubrication, office and accessories sales, minor repairs with hand tools only and parking of more than five motor vehicles.

**PREMISES AFFECTED**—159-01 to 159-09 South Road, northeast corner of 159th Street, Block 10117, Lot 51, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Jerrold I. Ehrlich.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 25, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on January 5, 1960; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 25, 1957, as *amended* through January 5, 1960, by adding thereto:

"that the gasoline service station may be redesigned, rearranged and constructed substantially as shown on revised drawings marked 'Received June 2, 1960,' 3 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (NB App. 2208/60)

### 882-56-BZ—Vol. II

**APPLICANT**—Frederick A. Ketcher for John Poth, owner; Esso Standard Oil Company, lessee.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a

retail use district, the extension of the open area of the existing gasoline service station by adding that portion occupied by a one story frame building, to be demolished and open the rear wall of the car wash bay, extend the east curb cut on East 101st Street and add an additional curb cut on First Avenue.

**PREMISES AFFECTED**—1962-1970 First Avenue and 401 East 101st Street, northeast corner, Block 1695, Lots 1 and 50, Borough of Manhattan.

## APPEARANCES—

For Applicant: Frederick A. Ketcher.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper and Commissioner Becker .... 4  
Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II on April 28, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1957, as *amended* through April 28, 1959 by adding thereto:

"that an additional curb cut, 12 feet in width, may be constructed on East 101st Street, substantially as shown on revised drawings marked 'Received June 16, 1960,' 2 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. App. 930/60)

### 417-57-BZ

**APPLICANT**—Hahn, Hahn and Ford for Harry S. Swain, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which has expired October 8, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a residence use district, the continuance of two accessory garages for the storage of four (4) passenger motor vehicles.

**PREMISES AFFECTED**—394 Warwick Street, west side, 225 feet north of Pitkin Avenue, Block 3998, Lot 23, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Thomas J. Ford.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 8, 1958 on certain conditions; and

WHEREAS, the applicant requested on extension of time to obtain a certificate of occupancy.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 8, 1958, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that all work has been completed but additional time is required to obtain a certificate of occupancy, the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Certificate of Occupancy App. 1857/58)

### 612-57-BZ

**APPLICANT**—Unger & Unger for Kroy Realty Corp owner; York Auto Trading Corp., lessee.



# MINUTES

**SUBJECT**—Application for consideration—reopening for extension of time to complete which has expired June 16, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7b and 21 of the Zoning Resolution, permitting in a business and residence use district, the use of the sale of used cars to extend from the business use district into the balance of the lot which is located in the residence use district.

**PREMISES AFFECTED**—878-888 Coney Island Avenue, west side, 158 feet 10 $\frac{5}{8}$  inches north of 18th Avenue, Block 5403, Lot 21, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Paul Feldman.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board on June 10, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 16, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 10, 1958, as amended on June 16, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 584/57)

mits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (NB App. 101/58)

## 7-59-BZ

**APPLICANT**—Gilbert Lazerus for Sterling Mortgage Company, Inc., owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired June 30, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a business and residence use, C and D area district, the extension of a one story and cellar store building into the residence portion of the plot and occupying more than the permitted area.

**PREMISES AFFECTED**—101-19 to 101-21 Queens Boulevard, east side, 44.97 feet north of 67th Drive, Block 2135, Lot 3, Rego Park, Borough of Queens.

**APPEARANCES**—

For Applicant: Gilbert Lazerus.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board on June 30, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 30, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 2769/58)

## 767-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Peter H. Schumacker, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7h and 21 of the Zoning Resolution, permitting in a local retail and residence use, C area district, the erection of a two story extension and the extension of the second floor with less than the required rear yard, and the change of use from bakery, storage, boiler room, packing, shipping, store and office, to smoked meat processing plant, slicing, tempering, finished products, cooler, dry storage, refrigeration, loading and unloading and parking of employees' and patrons' cars for a stated term of twenty (20) years.

**PREMISES AFFECTED**—13-15 Sumpter Street, north side, 250 feet west of Patchen Avenue and 100-106 Marion Street, Block 1695, Lots 16, 17, 18 and 42, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 80-58-BZ

**APPLICANT**—Sylvia Katzman, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which has expired July 7, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, car washing, non-automatic, lubrication, auto repairs with hand tools only, office, sale and storage of accessories, parking of more than 5 cars waiting to be serviced and ground sign in a business area for a term of 15 years.

**PREMISES AFFECTED**—114-35 to 114-47 New York Boulevard and 163-01 to 163-09 115th Avenue, northeast corner, Block 12327, Lot 1, South Jamaica, Borough of Queens.

**APPEARANCES**—

For Applicant: Leo Katzman.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board on July 29, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 7, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 29, 1958, as amended on July 7, 1959, only as to the time to obtain per-



# MINUTES

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 16, 1960 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 16, 1960, by adding thereto:

"that the interior partitions and the stairs on the first and second floors may be rearranged; that the new extension may be one-story in height, 50 feet wide by 100 feet deep; and that the curb cut to Marion Street may be 18 feet in width, located 5 feet east of the westerly lot line, substantially as shown on revised drawings marked 'Received June 9, 1960', 4 sheets, on condition that other than as herein amended the resolution above cited shall be complied with in all respects." (Amdt to Alt 2072/59)

## 2049-17-BZ—Vol. II

APPLICANT—Albert Melniker for Freemore Holding Corporation, owner; Staten Island Oil Company, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, permitting in a business district the conversion of a public stable into a public garage.

PREMISES AFFECTED—153 Victory Boulevard and 10 Brook Street, northwest corner, Block 23, Lot 5, Tomkinsville, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened as Volume II, subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 388-39-BZ—Vol. III

APPLICANT—Larry Meltzer for Lipmans, owner; Jamaica Mfg. Company, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7b and 7c of the Zoning Resolution, permitting in a residence use portion of a plot located in a residence, business and unrestricted use district, the extension of existing building into residence use district portion of plot.

PREMISES AFFECTED—1197-1207 DeKalb Avenue, north side, 76 feet 8½ inches east of Bushwick Avenue, Block 3231, Lot 33, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Larry Meltzer.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 171-44-BZ

APPLICANT—Frederick A. Ketcher for The H. W. Wilson Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use B area district, the conversion of occupancy of an existing building from storage garage to storage garage for tenants auto vans (not more than five) on the 1st story and for storage of household furniture on upper stories.

PREMISES AFFECTED—519 West 161st Street, north

side, 300 feet 6 inches west of Amsterdam Avenue, Block 2120, Lot 50, Borough of Manhattan.

## APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and set for hearing on September 27, 1960, at 10 A.M., to consider extension of the term of the variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 95-45-BZ—Vol. II

APPLICANT—Sidney H. Kitzler for Hiljam, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a business use district, C area district the extension of an existing garage for more than five motor vehicles and gasoline service station, the buildings as extended being in excess of the area permitted by the Zoning Resolution.

PREMISES AFFECTED—87-24 to 87-38 Lefferts Boulevard, west side, 190 feet south of Jamaica Avenue, Block 9328, Lots 16, 18, 20 and 22, Richmond Hill, Borough of Queens.

## APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Application reopened and set for hearing on September 27, 1960, at 10 A.M., to consider extension of the term of variance for a period of ten years, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 604-49-BZ

APPLICANT—Young, Balbach, Tilford & Lewis for George Nintzel, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 14, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, the maintenance of ignition repairs, battery charging, auto parts, cleaning, testing room, office and one family and permitting the parking of more than five motor vehicles waiting to be serviced on open portion of lot.

PREMISES AFFECTED—34-16 31st Street, west side, 140.5 feet south of 34th Avenue, Block 607, Lot 35, Long Island City, Borough of Queens.

## APPEARANCES—

For Applicant: J. Regan.

ACTION OF BOARD—Application reopened and set for hearing on September 27, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker .....  
Negative: .....

Adjourned: 6:35 P.M.

JOSEPH J. DOYLE, Chief Clerk.



# RULES

## Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

### DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

#### Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

### FIRE DRILL ORGANIZATION

Premises .....

Name of concern.....

Building No. ....Story.....

#### FOREMAN OR PERSON IN CHARGE

Regular .....Substitute .....

#### WATCHMAN

#### MALE SEARCHER

#### FEMALE SEARCHER

#### STREET ALARM BOX RUNNER

#### FIRE BRIGADE

#### EXIT GUARDS

Exit.....

".....

".....

".....

#### Squad Monitors

Squad No. 1.....

" 2.....

" 3.....

" 4.....

" 5.....

" 6.....

#### Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free

from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

#### Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

#### Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

#### Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

#### Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

#### Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.



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## RULES

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

### Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

**Note:** Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

### Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 10.1 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

### Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the

building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

### Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

### Rule 12. Registration.

The name and address of every person, corporation, co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.



# BULLETIN

## OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 31

### DIRECTORY

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Rules For Tests of Fire-Resistive Materials.

### PETITIONS AND ORDERS OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On July 20, 1960, Petition and Order of Certiorari was served on the Board by Steckler, Hoffman & Steckler, attorneys for petitioner, Natley Operating Corporation, objecting property owner, seeking a review of the Board's determination on June 28, 1960, granting a variance under Section 21 of the Zoning Resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a Class A Multiple Dwelling which is in a business and residence use district; Calendar Number 225-36-BZ—Vol. III; Premises 1180-1188 Grand Concourse and 180-188 East 167th Street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

\* \* \* \* \*

On July 28, 1960, Petition and Order of Certiorari was served on the Board by Bogart & Lonergan, attorneys for petitioner, Heidelberg Realty Corporation, owner, seeking a review of the Board's denial on June 21, 1960 of its appeal from a decision of the Fire Commissioner re—elevator in readiness; Calendar Number 132-60-A; Premises 300-304 West 39th Street and 589-593 8th Avenue, southwest corner, Block 762, Lot 42, Borough of Manhattan.

\* \* \* \* \*

### DISCONTINUANCE OF PROCEEDINGS.

Matter of Daniel J. Carter vs. Murdock:—On December 19, 1958, the Board granted a variance under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the installation of an amusement center consisting of children's rides to be used in conjunction with the existing one story restaurant with accessory parking; Calendar Number 127-58-BZ; Premises 1300 Hylan Boulevard, northeast corner of Old Town Road, Block 3224, Lot 14, Grasmere, Borough of Richmond.

In Supreme Court, Richmond County, the above entitled proceeding for a notice of motion to review a determination of the Board was discontinued by stipulation and agreement by both parties, on November 25, 1959.

\* \* \* \* \*

### COURT DECISION.

Matter of Satin vs. Board.—On April 5, 1960, the Board granted a variance under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling with less than the required setback on one street front, exceeding the permitted ground area coverage and total floor area, with ingress and egress to garage in the E area district and less than the required parking spaces; Calendar Number 49-60-BZ; Premises 964-996 Ocean Parkway and 507-525 Avenue J, northwest corner, and 4636 Bay Parkway, Block 6518, Lot 59, Borough of Brooklyn.

At Supreme Court, Special Term, Part I, Mr. Justice Brown dismissed the petition as it was presented more than thirty days after the Board's decision was filed. (N. Y. Law Journal, July 1, 1960, page 8).

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.



# CALENDAR

## DOCKET

*New Cases Filed up to July 31, 1960.*

*Cal. No. Dept. Premises*

**553-60-BZ**—B.B.—286 Corbin Place, northwest corner of the Esplanade, Block 7516, Lot 279, Borough of Brooklyn, Alt. 161-60, re—proposed increase in occupancy, non-fireproof Class "A" multiple dwelling, E-1 area, residence use district.

**554-60-BZ**—B.Q.—86-20 114th Street, west side, 157 feet south of 86th Avenue, Block 9226, Lot 69, Richmond Hill, Borough of Queens, Alt. 960-60, re—rear yard, side yard and area of coverage, E-1 area, residence use district.

**555-60-A**—B.Q.—86-20 114th Street, west side, 157 feet south of 86th Avenue, Block 9226, Lot 69, Richmond Hill, Borough of Queens, Alt. 960-60, re—area of building and height.

**556-60-A**—B.R.—11 Dora Street, north side, 95.11 feet west of Wooley Avenue, Block 472, Lot 62, Westerleigh, Borough of Richmond, N.B. 950-60, re—proposed building not fronting on a legally mapped street.

**557-60-BZ**—B.R.—813-821 Annadale Road, east side, 363 feet north of Posen Street, Block 6225, Lot 21, Annadale, Borough of Richmond, Alt. 240-60, re—extension of existing gasoline service station, and construction of an accessory building, retail use district.

**558-60-SA**—Hardwick, domestic drop-in and built-in Gas Ranges, various models, manufactured by Hardwick Stove Company, Appliance.

**559-60-SA**—Trageser Oil Fired Hot Water Storage Heater, various models, manufactured by Trageser Copper Works, Inc., Appliance.

**560-60-SM**—Narragansett Self Aligning Gymnasium Seats, Model Nos. 1022 and 1024, manufactured by Narragansett Gymnasium Equipment Company, Material.

**561-60-A**—B.B.—193-201 Montague Street, north side, 161 feet 2½ inches west of Fulton Street, and 152-160 Pierrepont Street, Block 244, Lot 5, Borough of Brooklyn, N.B. 2749-59, re—windows, must be fireproof.

**562-60-BZ**—B.B.—2-26 Rugby Road and 1308-1326 Caton Avenue, southwest corner, Block 5074, Lots 4, 6, 12 and 14, Borough of Brooklyn, N.B. 825-60, re—multiple dwelling to be erected partly in an E-1 area, residence use district; setback; ground coverage and floor ratio.

**563-60-BZ**—B.Q.—71-80 to 71-90 Parsons Boulevard and 157-07 72nd Avenue, northwest corner and 157-03 Aquilar Avenue, Block 6793, Lots 231 and 233, Flushing, Borough of Queens, N.B. 3004-59, re—proposed erection of bowling alleys, tool room, storage of mechanical equipment, nursery, etc., and parking, local retail use district.

**564-60-A**—B.R.—167 Melvin Avenue, north side, 283 feet east of Victory Boulevard, Block 2634, Lot 56, Travis, Borough of Richmond, N.B. 968-60, re—proposed erection of building not facing legally mapped street.

**565-60-BZ**—B.B.—464 86th Street, south side, 135 feet 7¼ inches west of 5th Avenue, Block 6045, Lot 32, Borough of Brooklyn, Alt. 2014-60, re—proposed extension of the existing building to occupy the entire lot and without a rear yard, G-1 area, retail use district.

**566-60-SM**—Cimenteries & Briqueteries Portland Blast Furnace Slag Cement, complying with ASTM:C 205-56 T-1956 Type I S (Tentative), manufactured by Cimenteries & Briqueteries, Reunies, Material.

**567-60-SA**—Kelite Steam Cleaning Machine, Model Mark II-G, manufactured by Kelite Corporation, Appliance.

**568-60-A**—B.Bx.—1363 Prospect Avenue, west side, 22.08 feet north of Freeman Street, Block 2968, Lot 52, Borough of The Bronx, Alt. 524-60, re—use of basement as doctor's office not accessory to dwelling use.

**569-60-BZ**—B.B.—6314-6324 Fort Hamilton Parkway and 935-943 64th Street, northwest corner, Block 5736, Lot 28, Borough of Brooklyn, Alt. 1467-60, re—proposed extension of building and change of use of gasoline service station to include minor auto repairs, carburetor and ignition work, lubrication, office, sales and storage, business use district.

**570-60-A**—B.R.—470 New Dorp Lane, and 25 Mill Road, northwest corner, Block 3961, Lot 1, New Dorp, Borough of Richmond, N.B. 1069-59, re—fireproof doors and fire code sheetrock.

**571-60-BZ**—B.Q.—102-08 129th Street, west side, from 102nd Road to 102nd Avenue, Block 9495, Lot 141, Richmond Hill, Borough of Queens, Alt. 381-60, re—proposed erection of a building extension with the 10 foot setback from the street line, E area, residence use district.

**572-60-A**—F.D.—56-58 14th Street, south side, 65 feet east of Broadway, Block 565, Lot 30, Borough of Manhattan, F.D. Order No. 2355-9 dated 5/9/59 and decision dated 6/28/60, re—dry sprinkler system.

**573-60-A**—F.D.—2010-2038 Atlantic Avenue, south side, 100 feet east of Ralph Avenue, Block 1431, Lot 12, Borough of Brooklyn, F.D. Decision 6/30/60, re—smoking permit.

**574-60-SM**—Cafco Sound-Shield (Type I), manufactured by United States Mineral Wool Company, Material.

**575-60-SM**—Cafco (metal protection), manufactured by United States Mineral Wool Co., Material.

**576-60-SM**—Stak-Heat Reclaimer, manufactured by Doli Metal Sales Corp., Material.

**577-60-A**—B.B.—151 Quincy Street, north side, 85 feet west of Bedford Avenue, Block 1971, Lot 35, Borough of Brooklyn, Alt. 1384-60, re—frame structure.

**578-60-A**—B.Q.—170-60 Cedarcroft Road, south side, 109.6 feet west of Kingston Place, Block 9844, Lots 36, 42, and 117, Jamaica, Borough of Queens, N.B. 3674-59, re—multiple dwelling.



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**579-60-SM**—Arpor Panel, exterior veneering of buildings, manufactured by Architectural Porcelain Fabricators, Inc., Material.

**580-60-A**—F.D.—Inflammable mixture—transportation, storage and packaging of inflammable mixture known as "Prestone Windshield Washer Solvent" in 4 ounce plastic (polyethylene) containers with screw caps.

**581-60-BZ**—B.Bx.—742 East Tremont Avenue, south side, 115 feet east of Clinton Avenue, Block 2951, Lot 53, Borough of The Bronx, Alt. 315-60, re—proposed change of occupancy of the 2nd floor to factory, partly residence use district.

**582-60-SM**—F.H.A. Steel Products Corp. Inc., 1½ hour Fire Door NYC Label, (hollow metal steel door construction), Material.

## Correction

**504-60-A**—F.D.—22-14 37th Avenue and 37-16 23rd Street, southwest corner, Block 365, Part of Lot 3 (formerly 24), Long Island City, Borough of Queens, F.D. Order No. 3895-9 dated 7-9-59, and Decision dated 6-2-60, re—use of Electric Furnace not approved type.

## Restored to Docket

**695-49-BZ**—Vol. III—B.Bx.—298-306 East 140th Street, south side, 104.30 ft. east of 3rd Avenue, Block 2314, Lot 58, Borough of The Bronx, Alt. 196-60, reopened for consideration as to extension of term of variance, re—parking and storage of motor vehicles—residence use district.

**913-38-BZ**—Vol. II—B.Q.—80-02 Kew Gardens Road, south side, from 80th Road to Union Turnpike, Block 3348, part of Lot 37, Kew Gardens, Borough of Queens, Alt. 1171-60, reopened for consideration of extension of term of variance, re—parking of more than five motor vehicles—residence and business use district.

**695-29-BZ**—Vol. III—B.Bx.—3191-3199 (3191 official) Westchester Avenue, southwest corner of Wilkinson Avenue, Block 4235, Lot 36, Borough of The Bronx, Alt. 414-60, re—gasoline and oil selling station, lubritorium, minor auto repairs, car washing, parking and storage, etc.—business use district.

**609-56-BZ**—B.Q.—143-02 to 143-06 Springfield Boulevard and 186-16 to 186-24 143rd Avenue, southwest corner, Block 13082, Lot 26, Springfield, Borough of Queens, N.B. 2990-56, reopened for consideration as to extension of time to complete, re—new service building, gasoline service station, office, laundry, auto repairs, parking of motor vehicles waiting to be serviced, etc.—residence use district.

**414-58-BZ**—B.Q.—107-52 to 107-60 (107-56 official) New York Boulevard and 162-11 to 162-21 108th Avenue, northwest corner, Block 10140, Lot 26, South Jamaica, Borough of Queens, N.B. 575-58, reopened for consideration as to extension of time to complete, re—gasoline service station, office, car washing, auto repairs, lubritorium, parking and storage, etc.—retail and residence use district.

**274-59-BZ**—Vol. II—B.Bx.—3356-3358 Eastchester Road and 1510-1514 Tillotson Avenue, southeast corner, Block 4744, Lots 1 and 62, Borough of The Bronx, N.B. 484-59, re—parking lot—residence use district.

**367-51-BZ**—Vol. III—B.B.—50-72 Jamaica Avenue, south side, from Pennsylvania Avenue to Sheffield Avenue; 21-16 Pennsylvania Avenue and 1-7 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn, B.N. 1460-60, re pylon sign.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

|                                                                                                                                                              | Last Publication               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                                                                                 | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                                                                                            | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.                                                                                             | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                                                                                         | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                                                                                | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                                                                                             | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                                                                                      | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                                                                                             | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                                                                                            | Sept. 15, 1955.                |
| Elevator Rules .....                                                                                                                                         | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                                                                               | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                                                                                             | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                                                                                | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                                                                                     | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                                                                                             | April 15, 1958.                |
| Fire Drill Rules .....                                                                                                                                       | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | June 23, 1960—Vol. 45, No. 25  |
| Fireproof Wood, Testing of.....                                                                                                                              | June 30, 1960—Vol. 45, No. 26  |
| Gas Shut-Off Rules .....                                                                                                                                     | Apr. 13, 1937—Vol. 22, No. 15  |
| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Insulating Fibre Board Rules ....                                                                                                                            | June 5, 1928—Vol. 13, No. 23   |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                                                                                             | Mar. 25, 1952—Vol. 37, No. 13A |
| Oil Burner Rules .....                                                                                                                                       | Feb. 11, 1947—Vol. 32, No. 6   |
| Opening Protective Assemblies, Rules for Inspection .....                                                                                                    | June 25, 1959—Vol. 44, No. 25  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....                                                                   | May 27, 1954.                  |
| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Procedure, Rules of .....                                     | Aug. 3, 1937—Vol. 22, No. 31   |
| Smoking in Factories Rules for..                                                                                                                             | Nov. 13, 1956.                 |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                                                                                | Oct. 8, 1959—Vol. 44, No. 40   |
| Sprinkler Rules .....                                                                                                                                        | Mar. 31, 1960—Vol. 45, No. 13  |
| Standpipe Fireline Rules .....                                                                                                                               | June 30, 1960—Vol. 45, No. 26  |
| Structural Alterations Reporting.                                                                                                                            | June 29, 1937—Vol. 22, No. 26  |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                                                                                | June 8, 1937—Vol. 22, No. 23   |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                                                                                            | June 7, 1932—Vol. 17, No. 23   |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.



# CALENDAR

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

SEPTEMBER 13, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 13, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**723-50-BZ—Vol. III**

APPLICANT—Lama Proskauer and Prober for John Alberg, owner.

SUBJECT—Application reopened March 1, 1960 as Volume III—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—173-177 Palmetto Street, northside, 150 feet east of Central Avenue, Block 3342, Lot 55, Borough of Brooklyn.

**777-54-BZ—Vol. II**

APPLICANT—Robert Gottlieb for Hermany Realty Corporation, owner; Hermany Farms Incorporated, lessee.

SUBJECT—Application reopened March 1, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles and the construction of a raised platform for loading and unloading in the residence use portion of the plot.

PREMISES AFFECTED—2350 Hermany Avenue, southside, 191.19 feet west of Zarega Avenue, Block 3697, Lots 32 and 64, Borough of the Bronx.

**5-33-BZ—Vol. IV**

APPLICANT—Patrick D. Concagh for Charles Mottola, owner.

SUBJECT—Application reopened March 29, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7i and 7e of the Zoning Resolution, to permit in a business, retail and residence use district, to extend the present uses of the existing gasoline service station, car wash, lubritorium, parking and storage of more than five (5) motor vehicles, sale of accessories and minor auto repairs to include auto body and fender repairs, welding, painting, spraying and towing of cars and the erection of an additional business sign.

PREMISES AFFECTED—3800-3812 Boston Road and 3480-3490 Baychester Avenue, southeast corner, Block 5257, Lot 1, Borough of the Bronx.

**440-59-BZ**

APPLICANT—Randolph M. Smith for Carl I. Koncur, owner.

SUBJECT—Application July 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the first floor of the present three story buildings with the two one story additions from store and storage to offices, storage and wholesale sales of imported food products.

PREMISES AFFECTED—92-16 95th Avenue, southwest corner of 93rd Street, Block 9032, Lot 8, Woodhaven, Borough of Queens.

**204-60-BZ**

APPLICANT—M. W. Del Gaudio for John Cullo, owner.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry building for use as office,

storage and processing of stone with the open area for the storage and cutting of stone.

PREMISES AFFECTED—3221 Edson Avenue, west side, 100 feet south of East 222nd Street, Block 4758, Lot 20, Borough of the Bronx.

**414-41-BZ—Vol. IV**

APPLICANT—Leonard F. Rothkrug for Mildred Slatow, owner.

SUBJECT—Application reopened March 15, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of a parking lot, previously granted by the Board for a temporary term of ten (10) years.

PREMISES AFFECTED—2906-2926 West 17th Street, westside, 35.6 feet south of Mermaid Avenue, and 2913-2915 West 19th Street, eastside, 100 feet south of Mermaid Avenue, Block 7061, Lots 11, 14 and 16, Borough of Brooklyn.

**654-59-BZ**

APPLICANT—Kingsway Delicatessen and Lunch Incorporated, lessee for Joseph Fennelly, owner.

SUBJECT—Application October 9, 1959—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a business and residence use C area district, the extension of the first floor of an existing building, extending the present business use into the residence portion of the plot, occupying more than the permitted area coverage with a business exit in the residence use district.

PREMISES AFFECTED—1906 Kings Highway, southside, 40 feet east of East 19th Street, Block 6782, Lot 70, Borough of Brooklyn.

**212-60-BZ**

APPLICANT—De Rose and Cavalieri for Joseph and Pearl Frascione, owners; Carmine Coscia, owner under contract.

SUBJECT—Application March 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for the parking and storage of more than five (5) passenger type motor vehicles for a term of ten (10) years.

PREMISES AFFECTED—1841 Belmont Avenue and 644 East 176th Street, southwest corner, Block 2945, Lots 25, 28, 29, 30 and 31, Borough of the Bronx.

**146-60-BZ**

APPLICANT—Lama, Proskauer and Prober for Fifth States Realty Corporation, owner.

SUBJECT—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—2347-2357 Ralph Avenue and 1314-1326 East 64th Street, southeast corner, Block 836, Lot 21, Borough of Brooklyn.

**270-60-BZ**

APPLICANT—Leonard F. Rothkrug, Ross and Atkin for Varsam Realty Corporation, owner; North America Printing Corporation, lessee.

SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of an extension to a printing plant, occupy more than the permitted area all for a temporary term of twenty (20) years.

PREMISES AFFECTED—3243 Ampere Avenue, north east corner of Research Avenue, Block 5416, Lot 11, Borough of the Bronx.



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## 925-57-BZ—Vol. III

**APPLICANT**—Reginald S. Hardy for Robin Associates and M. L. M. Realty Corporation, owners.

**SUBJECT**—Application reopened March 22, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales of accessories, car washing, ground sign, minor auto repairs with hand tools only and parking and storage of motor vehicles.

**PREMISES AFFECTED**—245-06 to 245-18, (245-10, Official), South Conduit Avenue, southside, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14, Rosedale, Borough of Queens

## 300-60-BZ

**APPLICANT**—Albert J. Marlo for Acorn Auto Service, owner.

**SUBJECT**—Application April 21, 1960—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, the rebuilding of the service building with signs, show windows and curb cut within 75 feet of a residence use district, renovate the station and extend the present uses of gasoline service station, auto laundry, lubrication, office, auto accessory store, battery and tire service to include accessory sales, auto repairs, safety inspection and parking and storage of motor vehicles.

**PREMISES AFFECTED**—533-545 Coney Island Avenue, and 44-46 Hinckley Place, southeast corner, Block 5114, Lots 1 and 32, Borough of Brooklyn.

## 281-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application April 6, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail and residence use district, the removal of an existing two story building occupied as gasoline service station, retail stores and offices and the erection of a one story building and extension of the gasoline service station and accessory uses to occupy the entire premises.

**PREMISES AFFECTED**—2040-2046 8th Avenue and 244-252 West 111th Street, southeast corner and 2042 Frederick Douglas Circle and 243 Cathedral Parkway, Block 1826, Lot 1, Borough of Manhattan.

## 164-37-BZ—Vol. IV

**APPLICANT**—Leonard F. Rothkrug for Flyman Holding Co., Inc., owner.

**SUBJECT**—Application reopened July 6, 1960 for consideration as to extension of term of variance, expires March 13, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, accessory sales, car-washing, lubritorium and office and permitting the existing parking and storage of more than five (5) motor vehicles on balance of plot.

**PREMISES AFFECTED**—9716-9726 Church Avenue and 494-542 East 98th Street, southwest corner, Block 4718, part of Lot 42, Borough of Brooklyn.

## 514-45-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

**SUBJECT**—Application reopened July 6, 1960 for consideration as to extension of time to complete, expired March 10, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a manufacturing and retail use district the manufacture of metal products, assembly of machines and machine parts with accessory spraying, welding and loading and unloading.

**PREMISES AFFECTED**—2339-2351 Bedford Avenue and

2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

## 826-49-BZ

**APPLICANT**—Samuel Garnett for Martin J. Keating, owner.

**SUBJECT**—Application reopened July 6, 1960 for consideration as to extension of term of variance, expired May 24, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the change in occupancy from stable to cooperage and barrel storage.

**PREMISES AFFECTED**—118 Sullivan Street, west side, 125 feet south of Prince Street, Block 504, Lot 28, Borough of Manhattan.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 885-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7i, 7a and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station and extend the present use of gasoline service station to include lubritorium, minor auto repairs hand tools only, car washing, sales room, utility room, ground sign, parking and storage of motor vehicles extending from the local retail use into the residence use with business entrances and curb cuts within 75 feet of the residence use district.

**PREMISES AFFECTED**—241-02 to 241-10 (241-02 official) Merrick Boulevard and 134-01 to 134-07 241st Street, southeast corner, Block 13205, Lot 34, Laurelton, Borough of Queens.

**Hearing closed**—Laid over from June 21, 1960, to July 12, 1960, for inspection and decision; applicant to file new elevations and revised plans; then to September 13, 1960, at the request of applicant.

## 888-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the modernization of the present service building of an existing gasoline service station, lubritory and auto laundry and extend the uses to include car washing, salesroom, utility room, minor auto repairs, hand tools only, ground sign, install five (5) additional 550 gallon gasoline tanks, rearrange curb cuts, and parking and storage of motor vehicles.

**PREMISES AFFECTED**—71-01 to 71-19 (71-05 official) Myrtle Avenue, and 72-04 to 72-14 71st Place, northwest corner, and 71-02 to 71-22 Cooper Avenue and 72-01 71st Street, Block 3692, Lot 1, Ridgewood, Borough of Queens.

**Hearing closed**—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision; then to September 13, 1960, for decision; applicant to file revised drawing, eliminating steel garage and substituting a masonry building.

## 21-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application January 11, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the use to include lubritorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—88-11 to 88-21 (88-15 official),



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Rockaway Boulevard, and 88-10 to 88-18 101st Avenue, northeast corner and 101-02 to 101-10 89th Street, Block 9090, Lot 21, Ozone Park, Borough of Queens.  
**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 228-60-BZ

**APPLICANT**—Frederick A. Ketcher for Louis Fayne, owner.

**SUBJECT**—Application March 28, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the storage of more than 5 pleasure motor vehicles for a term of five (5) years.

**PREMISES AFFECTED**—1888 Billingsley Terrace, east side, 135.5 feet west of Phelan Place, Block 2879, Lot 259, Borough of The Bronx.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 626-59-BZ

**APPLICANT**—Philip Freshman for Dr. Algerd Powell, owner.

**SUBJECT**—Application October 1, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the change in use of a first floor of a two story building from storage to manufacturing of a type permitted in a business use district and office and continue present factory use on second floor and parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

**PREMISES AFFECTED**—70-28 57th Drive, south side, 91.39 feet west of Mazeau Street, Block 2799, Lot 150, Maspeth, Borough of Queens.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 627-59-A

**APPLICANT**—Philip Freshman for Dr. Algerd Powell, owner.

**SUBJECT**—Application October 1, 1959—Appeal from a decision of the Borough Superintendent re—frame construction, factory, stairways, skylights, etc.

**PREMISES AFFECTED**—70-28 57th Drive, south side, 91.39 feet west of Mazeau Street, Block 2799, Lot 150, Maspeth, Borough of Queens.

## 288-60-BZ

**APPLICANT**—Victor E. Block for Nicholas Colapinto, owner.

**SUBJECT**—Application April 19, 1960—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sale and storage of accessories, minor auto repairs and parking and storage of motor vehicles and ground sign with curb cuts within 75 feet of a residence use district, for a term of twenty (20) years.

**PREMISES AFFECTED**—161-15 46th Avenue, northwest corner of 162nd Street, Block 5440, Lot 81, Flushing, Borough of Queens.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 678-54-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Lomac Realty Corporation, owner.

**SUBJECT**—Application reopened January 12, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, a boiler room extension to a diaper laundry previously granted by the Board and to permit an additional lot to be used for accessory parking, loading and unloading.

**PREMISES AFFECTED**—56 and 60-64 Hope Street, southside, 100 feet west of Marcy Avenue and 339 Grand Street, Block 2384, Lots 10 and 12, Borough of Brooklyn.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 258-60-BZ

**APPLICANT**—Elliot Saltzman for E-N Realty Company, owner.

**SUBJECT**—Application April 7, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present daytime parking lot for employees and customers, no fee charged, from the business use portion into the residence use portion of the plot.

**PREMISES AFFECTED**—164-30 to 164-40 (164-32 official,) South Road and 104-06 to 104-20 165th Street, southwest corner, Block 10163, Lots 51 and 54, Jamaica, Borough of Queens.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 247-60-BZ

**APPLICANT**—Morton S. Cahn for Sanford Levy, owner.

**SUBJECT**—Application April 1, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story store building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—97-20 64th Avenue, south side, 160.50 feet east of Queens Boulevard, Block 2091, Lot 14, Rego Park, Borough of Queens.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 167-60-BZ

**APPLICANT**—Frank L. Thompson, for Studley Paper Company Incorporated, owner.

**SUBJECT**—Application March 8, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a manufacturing and business use, D area district, the erection of an extension to an existing building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—2047 Nameoke Avenue and 1601 Redfern Avenue, southeast corner, Block 15537, Lot 71, Far Rockaway, Borough of Queens.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 170-58-BZ—Vol. II

**APPLICANT**—Louis Leiberman for Sadie Wugman, owner.

**SUBJECT**—Application reopened May 3, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles and ground signs in conjunction with above use.

**PREMISES AFFECTED**—583-593 Sixth Avenue, eastside 93.8 feet south of 16th Street, Block 1054, Lots 10, 11, 12, 13, 14 and 15, Borough of Brooklyn.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 54-36-BZ—Vol. II

**APPLICANT**—Samuel Miller for Esso Standard Oil Company, owner.

**SUBJECT**—Application reopened September 30, 1958 as Volume II—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubritorium and auto laundry and to extend the area ar



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the uses to include minor auto repairs with hand tools only and the parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

**PREMISES AFFECTED**—525 Gravesend Neck Road (517-531 displayed), northwest corner of Ocean Parkway, Block 7157, Lot 16, Borough of Brooklyn.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 214-60-BZ

**APPLICANT**—Robert Gottlieb for Conrad Okon, owner.  
**SUBJECT**—Application March 23, 1960—decision of the Borough Superintendent, under Sections 21 and 19 B (d) of the Zoning Resolution, to permit in a D area district, the erection of a two story building exceeding the area coverage and without the required parking space.

**PREMISES AFFECTED**—3789 East Tremont Avenue, east side, 316.60 feet north of Schley Avenue, Block 5435, Lot 13, Borough of The Bronx.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 17-60-BZ

**APPLICANT**—Julius S. Rapson, for John Valerio, owner.  
**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, G-1 area district, the erection of a one-story extension in the residence use, G-1 area portion of the plot exceeding the area coverage and extending the present commercial use.

**PREMISES AFFECTED**—240-04 Merrick Boulevard and 134-23 Brookville Boulevard, southeast corner, Block 13204, Lots 97 and 103, Rosedale, Borough of Queens.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 312-59-BZ

**APPLICANT**—Victor E. Block for J. C. Moss, owner; Rose Fontana, lessee.

**SUBJECT**—Application April 27, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the construction of a covered passageway from the basement of the existing front building to the first floor of the existing rear building and extend the present restaurant use from the front building to the rear building.

**PREMISES AFFECTED**—113 West 13th Street, north side, 232 feet west of 6th Avenue, Block 609, Lot 52, Borough of Manhattan.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 311-60-BZ

**APPLICANT**—George Fuchs for E. G. Danner, owner.  
**SUBJECT**—Application April 26, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the use of the first floor of an existing building for office, storage and factory.

**PREMISES AFFECTED**—1884 and 1886 Woodbine Street, south side, 90 feet 13/8 inches, and 70 feet 13/8 inches west of Woodward Avenue, Block 3470, Lots 19 and 119, Ridgewood, Borough of Queens.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 701-59-BZ

**APPLICANT**—Albert Melniker for George and Charles Crocco, owners.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 21 of the Zoning Resolution, to permit in a retail use, D and

E area district, the erection of an extension to an existing storage garage occupying more than the permitted area coverage in the E area district without the required setback and rear yard and extend the use to include motor vehicle repairs, signs and display of new and used cars, the installation of three (3) additional gasoline tanks and two (2) pumps for private use.

**PREMISES AFFECTED**—1561 Hylan Boulevard and 300 Burgher Avenue, southwest corner, Block 3332, Lot 19, Dongan Hills, Borough of Richmond.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for further consideration and decision.

## 702-59-A

**APPLICANT**—Albert Melniker for George Crocco and Charles Crocco, owners.

**SUBJECT**—Application October 29, 1959—filed pursuant to Section 35, General City Law re—curb cut located in bed of mapped street, proposed widening of Burgher Avenue and vehicular entrance.

**PREMISES AFFECTED**—1561 Hylan Boulevard and 300 Burgher Avenue, southwest corner, Block 3332, Lot 19, Dongan Hills, Borough of Richmond.

## 345-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Packer Super Market Incorporated, owner.

**SUBJECT**—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story and cellar building for use as a supermarket, extending from the business use into the residence use portion of the plot with business entrance in the residence use district and business sign, show window, business entrance and exit exceeding 3 feet, 6 inches within 75 feet of the residence use district and loading and unloading and employee and patron parking.

**PREMISES AFFECTED**—2794-2814 Atlantic Avenue and 232-262 Hendrix Street, southwest corner, Block 3962, Lots 9, 10, 11 and 12, Borough of Brooklyn.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 181-60-BZ

**APPLICANT**—Guerino Salerni for Filmat Realty Corporation, owner.

**SUBJECT**—Application March 9, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building to be used as an auto laundry in conjunction with the present parking lot, all within the business use portion of the plot.

**PREMISES AFFECTED**—23-28 30th Avenue, south side, 91.89 feet west of Crescent Street, Block 572, Lots 37 and 38, Astoria, Borough of Queens.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision; Board of Education to inform Board concerning the possible effect upon nearby school.

## 992-38-BZ—Vol. II

**APPLICANT**—Paul Friedman for Sidney Esikoff and Theodore Tannor, owners.

**SUBJECT**—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles, with ground sign, all for a stated term of twenty (20) years.

**PREMISES AFFECTED**—2800-2824 Bruckner Boulevard, southside, from Swinton Avenue to Quincy Avenue, Block 5534, Lot 1, Borough of The Bronx.



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Hearing closed—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision; applicant to file statement as to possible conforming use of premises.

## 186-60-BZ

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing building from a fire house to office and storage and sale of building materials as an extension of the present permitted use on the adjoining lot.

PREMISES AFFECTED—393-399 Halsey Street, north-side, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn.

Hearing closed—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 187-60-A

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960—Appeal from a decision of the Borough Superintendent—re stairs, partitions, etc.

PREMISES AFFECTED—393-399 Halsey Street, north-side, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn.

## 226-60-BZ

APPLICANT—Samuel S. Adlerstein for Fugazy Travel Bureau, Incorporated, owner.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Sections 7a and 7e of the Zoning Resolution, to permit in a local retail use district, the extension of present business (travel bureau) located on the first floor to second and third floors and occupy the fourth floor as an apartment for the owner.

PREMISES AFFECTED—351 Avenue of The Americas, west side, 69.5 feet north of West 4th Street, Block 592, Lot 23, Borough of Manhattan.

Hearing closed—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 312-60-BZ

APPLICANT—Hodges, Reavis, Mcgrath and Downey for Milton H. Stapen, Manuel Stapen, Annabel Schnitman, Sadye Lewis Friedman, and Irving Stapen, owners.

SUBJECT—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7A and 21 of the Zoning Resolution, to permit in a retail use, B area district, after demolishing the existing five (5) four-story buildings, the erection of an 18 story and tower office building without the required rear yard and show window on the first floor within 75 feet of a residence use district.

PREMISES AFFECTED—849-857 Third Avenue and 200-204 East 52nd Street, southeast corner, Block 1325, Lots 51, 52, 53, 54, 55 and 153, Borough of Manhattan.

Hearing closed—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 330-60-BZ

APPLICANT—Victor E. Block for M.M.O. Realty Corporation, owner.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, (pleasure type).

PREMISES AFFECTED—628-630 West 185th Street, south side, 50 feet east of Wadsworth Avenue, Block 2166, Lots 9 and 10, Borough of Manhattan.

Hearing closed—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 465-55-BZ—Vol. III

APPLICANT—Larry Meltzer for 325 North Macquesten Parkway Corporation, owner.

SUBJECT—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present legal parking lot used in conjunction with the existing gasoline service station, public garage and automatic auto laundry and extend these uses to include the sales and storage of auto tires.

PREMISES AFFECTED—486 to 496 Coney Island Avenue, west side, 91 feet, 9½ inches, south of Church Avenue, 804 to 826 Church Avenue, southside, 94 feet, ½ inch west of Coney Island Avenue, Block 5341, Lots 5, 8 and 17, Borough of Brooklyn.

Hearing closed—Laid over from June 28, 1960, for hearing to July 6, 1960, at the request of an objector; then to July 19, 1960 for inspection and decision; then to September 13, 1960, for decision; applicant to file revised drawings.

MAX H. FOLEY, *Chairman.*

## SEPTEMBER 13, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 13, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 138-60-A

APPLICANT—Hurley and Hughes for 71 Murray Street Corporation, owner.

SUBJECT—Application February 24, 1960—Appeal from a decision of the Borough Superintendent, re—Labor Law.

PREMISES AFFECTED—71-73 Murray Street, north side, 74 feet, ¾ inches west of West Broadway, Block 132, Lot 4, Borough of Manhattan.

## 68-60-A

APPLICANT—Henry George Greene for Equitable Trading Corporation, owner; Maxwell Brody, lessee.

SUBJECT—Application January 28, 1960—Appeal from a decision of the Borough Superintendent re—enclosed stairways.

PREMISES AFFECTED—204-208 Franklin Street, north-west corner of Washington Street, Block 185, Lot 25, Borough of Manhattan.

## 255-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch, owner.

SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner re—an order—Automatic sprinkler system.

PREMISES AFFECTED—146 West 94th Street, south side, 342.2 feet east of Amsterdam Avenue, Block 1224, Lot 150, Borough of Manhattan.

## 256-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch, owner.

SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner re—an order—Automatic sprinkler systems.

PREMISES AFFECTED—148-150 West 94th Street, south side, 307 feet east of Amsterdam Avenue, Block 1224, Lots 51 and 52, Borough of Manhattan.

## 257-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch, owner.

SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner—re an order—Automatic Sprinkler System.



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**PREMISES AFFECTED**—152 West 94th Street, south side, 289 feet east of Amsterdam Avenue, Block 1224, Lot 152, Borough of Manhattan.

**264-60-A**

**APPLICANT**—William H. Heidtmann for Childrens Aid Society, owner.

**SUBJECT**—Application April 12, 1960—Appeal from an order and decision of the Fire Commissioner re—automatic sprinkler.

**PREMISES AFFECTED**—219-221 Sullivan Street, east side, 191 feet south of West 3rd Street, Block 539, Lot 6, Borough of Manhattan.

**282-60-A**

**APPLICANT**—Ivan Pinsker for Permatex Company Incorporated, owner.

**SUBJECT**—Application April 1, 1960—Appeal from a decision of the Borough Superintendent re—6000 gallon storage tank.

**PREMISES AFFECTED**—1720 Avenue Y, south side, from East 17th Street to East 18th Street, 2501-2541 East 17th Street, Block 7438, Lot 1, Borough of Brooklyn.

**564-60-A**

**APPLICANT**—Louis Tolas, owner.

**SUBJECT**—Application July 25, 1960—Filed pursuant to Section 36, Article 3 of the General City Law re—erection of building not facing legally mapped street—Melvin Avenue.

**PREMISES AFFECTED**—167 Melvin Avenue, north side, 283 feet east of Victory Boulevard, Block 2634, Lot 56, Travis, Borough of Richmond.

**556-60-A**

**APPLICANT**—Albert Melniker for David Steinberg and Sons and Harry Steinberg, owners.

**SUBJECT**—Application July 20, 1960—Filed pursuant to Section 36, Article 3 of the General City Law re—proposed building not fronting on legally mapped street—Dora Street.

**PREMISES AFFECTED**—11 Dora Street, north side, 95.11 feet west of Woolley Avenue, Block 472, Lot 62, Westerleigh, Borough of Richmond.

MAX H. FOLEY, *Chairman.*

## SEPTEMBER 16, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, September 16, 1960*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

**521-60-GR** Superseding A.S.T.M. specification as set forth under C26-609, covering Standard Methods of Fire Tests of Building Construction and Materials.

MAX H. FOLEY, *Chairman.*

## SEPTEMBER 20, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 20, 1960*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**127-60-BZ**

**APPLICANT**—Lama, Proskauer and Prober for Edmund Zanine, owner; Egidio Covi, lessee

**SUBJECT**—Application February 25, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the maintenance of an advertising sign.

**PREMISES AFFECTED**—672-674 East 136th Street and 174-182 Cypress Avenue, southeast corner, Block 2564, Lot 5, Borough of the Bronx.

**249-60-BZ**

**APPLICANT**—Henry Nordheim for Christ Petrica and Theodore Doukas, owners.

**SUBJECT**—Application April 4, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five motor vehicles with entrance through driveway on abutting lots.

**PREMISES AFFECTED**—3316 and 3318 Decatur Avenue, east side, 195 feet and 225 feet north of East 209th Street, and 3319 Parkside Place, west side, 195 feet north of East 209th Street, Block 3355, Lots 88, 89 and 148, Borough of the Bronx.

**327-60-BZ**

**APPLICANT**—Charles M. Spindler for Gaston Viette, owner; Sun Oil Company, lessee.

**SUBJECT**—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non-automatic) office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, and parking and storage of motor vehicles with ground signs.

**PREMISES AFFECTED**—194-02 to 194-22 (194-10 official), Northern Boulevard, south side from 194th Street to 195th Street, 43-01 to 43-09 194th Street, and 43-02 to 43-10 195th Street, Block 5518, Lot 1, Flushing, Borough of Queens.

**328-60-BZ**

**APPLICANT**—Leonard F. Rothkrug for Estate of Fanny Fineman; Louis Fineman, Executor, owner.

**SUBJECT**—Application May 2, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the extension of a retail store occupying more than the permitted area.

**PREMISES AFFECTED**—2168 86th Street, south side, 49 feet 2 inches east of Bay 29th Street, Block 6380, Lot 40, Borough of Brooklyn.

**362-60-BZ**

**APPLICANT**—Gilbert Lazerus for Gladjo Realty Corporation, owner.

**SUBJECT**—Application May 11, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use C area district, the erection of a one story extension exceeding the permitted area coverage.

**PREMISES AFFECTED**—97-11 to 97-15A Queens Boulevard and 97-01 64th Avenue, northwest corner, Block 2090, Lot 64, Rego Park, Borough of Queens.

**115-60-BZ**

**APPLICANT**—Louis Lieberman for Sadye Lichtenstein, owner.

**SUBJECT**—Application February 19, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story structure occupying more than the permitted area coverage and for use as a supermarket and retail stores with parking of more than five (5) cars for employees and patrons.

**PREMISES AFFECTED**—99-15 to 99-41 Horace Harding Expressway, north side, 219.97 feet East of 99th Street and 99-24 to 99-38 60th Avenue, Block 1948, Lot 19, Corona, Borough of Queens.

**234-60-BZ**

**APPLICANT**—Simeon Heller and George J. Meltzer for Joseph Lopardo, owner.

**SUBJECT**—Application March 29, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning



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Resolution, to permit in a residence use district, the erection of a one story building for use as a restaurant with patron parking in the unbuilt upon area.

**PREMISES AFFECTED**—48-02 111th Street and 108-74 48th Avenue, southwest corner, Block 2004, Lot 38 and 40, Corona, Borough of Queens.

## 54-60-BZ

**APPLICANT**—Edward Lindstrom for Chester, Robert and Muriel Bauss, owners.

**SUBJECT**—Application January 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

**PREMISES AFFECTED**—102-09 221st Street, east side, 98.07 feet north of Hempstead Avenue, Block 10777, Lot 1, Queens Village, Borough of Queens.

## 63-60-BZ

**APPLICANT**—Edward Lindstrom for Joseph W. and Leonnora Graff, owners.

**SUBJECT**—Application January 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling in a building that does not have the required side yard and front setback.

**PREMISES AFFECTED**—101-14 223rd Street, west side, 120 feet south of 101st Avenue, Block 10795, Lot 38, Queens Village, Borough of Queens.

## 277-60-BZ

**APPLICANT**—Dominick Salvati and Son for Victor Lito, owner.

**SUBJECT**—Application April 14, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building to be occupied as a Motor-Boat showroom, and the sales and services of outboard boats, engine parts and accessory sign and storage of outboard boats on the vacant area of the plot.

**PREMISES AFFECTED**—2527 Cropsey Avenue, northeast corner of Bay 40th Street, Block 6908, Lot 9, Borough of Brooklyn.

## 309-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Estate of Pauline Duhlberg, owner; Buono Automotive Service Incorporated, lessee.

**SUBJECT**—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, rebuilding and maintenance of an existing gasoline service station and extend the uses to include accessory minor auto repairs, non automatic car washing, lubricatorium, office, sales and parking of cars awaiting service.

**PREMISES AFFECTED**—5304-5368 18th Avenue, west side, 20 feet  $\frac{1}{4}$  inch south of 53rd Street, Block 5479, Lot 42, Borough of Brooklyn.

## 8-37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Morben Properties Incorporated, owner; Socony Mobil Oil Company, lessee.

**SUBJECT**—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, to enlarge the present service building, alter the interior, reface the front and sides, with approved porcelain enamel and extend the present uses of the gasoline service station, lubricatorium, and auto laundry to include minor auto repairs, car washing, utility room for parking and storage of motor vehicles for a term of twenty (20) years.

**PREMISES AFFECTED**—113-125 Hamilton Avenue, east side, from Woodhull Street to Columbia Street, 2-12 Woodhull Street and 306-314 Columbia Street, Block 362, Lot 1, Borough of Brooklyn.

## 279-60-BZ

**APPLICANT**—John F. Fitzsimons for Greek Orthodox Community of Saint Demetrios, Incorporated, owner.

**SUBJECT**—Application April 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a church and community center occupying excessive area without the required setbacks from the side streets.

**PREMISES AFFECTED**—84-35 152nd Street, and 152-01 84th Drive, northeast corner; and 152-02 84th Road, Block 9749, Lot 36, Jamaica, Borough of Queens.

## 352-60-BZ

**APPLICANT**—Harry Silverman for 23 Cornelia Street Incorporated, owner.

**SUBJECT**—Application April 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing two story building, the change of occupancy from wet wash laundry to store and offices on the first floor and two apartments on the second floor.

**PREMISES AFFECTED**—23 Cornelia Street, west side, 206 feet 7 inches north of Bleecker Street, Block 590, Lot 42, Borough of Manhattan.

## 335-60-BZ

**APPLICANT**—George H. Colin for Cities Service Oil Company, owner.

**SUBJECT**—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station and extend the uses to include minor auto repairs, car washing, office, retail sales, and with ground sign, show windows and business entrances within 75 feet of a residence use district.

**PREMISES AFFECTED**—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664A, Lot 20, Borough of Brooklyn.

## 336-60-A

**APPLICANT**—George H. Colin for Cities Service Oil Company, owner.

**SUBJECT**—Application April 20, 1960—Appeal from a decision of the Borough Superintendent re—Gasoline station within 20 feet, wall of a theater.

**PREMISES AFFECTED**—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664A, Lot 20, Borough of Brooklyn.

## 326-60-BZ

**APPLICANT**—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

**SUBJECT**—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

**PREMISES AFFECTED**—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 34 and 55, Astoria, Borough of Queens.

**Hearing closed**—Laid over from July 19, 1960, for continued hearing to September 20, 1960, and for inspection.



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The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 645-58-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Yerna J. Kauffman, owner.

**SUBJECT**—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for a term of five (5) years.

**PREMISES AFFECTED**—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision; then to September 20, 1960, for decision at request of applicant to submit statement from Temple.

## 42-37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 19, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, office, lubritorium, auto laundry and parking of motor vehicles and extend such uses to include minor motor vehicle repairs and ground sign.

**PREMISES AFFECTED**—89-06 to 89-14 Myrtle Avenue and 83-22 to 83-28 Woodhaven Boulevard, southwest corner, Block 3866, Lot 162, Forest Hills, Borough of Queens.

**Hearing closed**—Laid over from June 7, 1960, to June 21, 1960, for inspection and decision; applicant to file new design for facade of building; then to July 6, 1960 at request of applicant for consideration of revised drawings by the Board and decision; then to September 20, 1960, for decision at request of applicant to file revised drawings.

## 861-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district the reconstruction of an existing gasoline service station, lubritorium, auto laundry, parking for more than five (5) cars and extend said uses to include salesroom, utility room, minor auto repairs and ground signs.

**PREMISES AFFECTED**—43-12 to 43-20 (43-14 official) Main Street and 134-41 to 134-49 Dahlia Avenue, northwest corner, Block 5125, Lot 36, Flushing, Borough of Queens.

**Hearing closed**—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision; then to June 21, 1960, for decision; applicant to file revised plans; then to July 6, 1960, at request of applicant for consideration of revised drawings by the Board and decision; then to September 20, 1960, for decision, at request of applicant to file revised drawings.

## 125-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Jaspa Specialties Company, owner; Governale Brothers, Incorporated, lessee.

**SUBJECT**—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and E-1 area district, the erection of a one story extension exceeding the permitted area coverage for a D area district and encroaching on the required setback for an E-1 area district and extend the present factory for the manufacture of metal products from the business use portion into the residence use portion of the plot with

accessory welding, paint dipping, warehouse and with parking for employees and customers cars within the residence use district.

**PREMISES AFFECTED**—5402-5424 Avenue N and 1575-1587 and 1591-1593 East 54th Street, southeast corner, and 1534-1552 East 55th Street, Block 7899, Lot 39, Borough of Brooklyn.

**Hearing closed**—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision; applicant to file revised drawings; then to September 20, 1960, for decision; at request of the applicant, to file revised drawing.

## 371-60-BZ

**APPLICANT**—Goldwater and Flynn for Dara Equities, Incorporated, owner.

**SUBJECT**—Application May 13, 1960—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one and two story building for use as a supermarket, five stores, a bowling alley and open air parking.

**PREMISES AFFECTED**—71-28 to 71-40 Kissena Boulevard, northwest corner of 72nd Road, Block 6698, Lot 12, Flushing, Borough of Queens.

**Hearing closed**—Laid over from July 19, 1960, to September 20, 1960, for inspection and decision; briefs may be filed by both sides.

## 800-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings; then to July 19, 1960, for applicant to file revised drawings and for decision; then to September 20, 1960, for decision at request of applicant to file revised drawings.

## 547-32-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs (hand tools only) and parking and storage of motor vehicles.

**PREMISES AFFECTED**—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings, showing existing facade remaining; then to July 19, 1960, for revised plans and for decision; then to September 20, 1960, for decision at request of applicant to file revised drawings.



# CALENDAR

409-58-BZ

APPLICANT—Andrew Di Camillo for Joseph Coscia, owner.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of time to complete, expired February 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 21, 7e and 7h of the Zoning Resolution, permitting in a retail and residence use, C area district, the erection of a one story extension to the present building and change uses of auto laundry, auto body repairs and paint shop and parking and storage of more than five motor vehicles to automatic auto laundry, auto repairs and parking and storage of more than five motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

PREMISES AFFECTED—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48. Borough of Brooklyn.

Hearing closed.—Laid over from July 26, 1960, to September 20, 1960, for applicant to file copy of contract, flow chart, revised plan relocating curb cut, and for inspection and decision.

287-60-BZ

APPLICANT—Victor E. Block for Bennett Avenue Parking Corporation, owner.

SUBJECT—Application April 19, 1960—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot extending from the business use into the residence use portion of the plot.

PREMISES AFFECTED—372 East 199th Street, west side, 68.35 feet north of Decatur Avenue, Block 3284, Lot 32, Borough of the Bronx.

Hearing closed.—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision; then to September 20, 1960, for decision; applicant to submit new drawing.

MAX FOLEY, *Chairman.*

SEPTEMBER 20, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 20, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

537-49-SM

APPLICANT—North American Cement Corp., owner—portland cement.

1012-54-SM

APPLICANT—American Steel Band Company, owner—insulated veneering panel.

820-57-SM

APPLICANT—American Steel Band Company, owner—incombustible roof deck.

821-57-SM

APPLICANT—American Steel Band Company, owner—incombustible roof deck.

363-58-SM

APPLICANT—Netcong Tank Company for Anthony Arbolino, owner—fuel oil storage tank.

527-58-SM

APPLICANT—Keystone Steel & Wire Company, owner—wire mesh reinforcing.

281-59-SM

APPLICANT—Barrett Div. of Allied Chemical Corporation, owner—exterior sheathing.

323-59-SA

APPLICANT—Mid Continent Metal Products Company, owner—gas-fired burner, incinerator use.

637-59-SA

APPLICANT—Simix Company, Inc. for Similor S.A., owner—thermostatic valve.

652-59-SM

APPLICANT—Willamette Valley Lumber Company, owner—exterior sheathing.

894-59-SM

APPLICANT—Norge Div. Borg-Warner Corporation, owner—automatic coin washing machine.

310-60-SA

APPLICANT—Clesco National Inc., owner—dryer.

482-60-SA

APPLICANT—Hauck Manufacturing Company, owner—space heater.

583-44-SM

APPLICANT—Atlantic Metal Products Inc., owner—amendment of resolution, change in astragal.

770-45-SM

APPLICANT—Walter Maguire Company, Inc., owner—amendment of resolution, additional use.

119-47-SM

APPLICANT—The Cincrete Corporation, owner—amendment of resolution, additional size masonry unit and change of ownership.

296-47-SM

APPLICANT—United States Plywood Corp., owner—amendment of resolution, change of ownership.

862-48-SM

APPLICANT—Crossfield Products Corporation, owner—amendment of resolution, additional trade name.

965-48-SA

APPLICANT—Franklin Manufacturing Company, owner—amendment of resolution, change of ownership and marketing under additional trade names.

622-49-SM

APPLICANT—National Gypsum Company, owner—amendment of resolution, additional method of construction.

647-49-SM

APPLICANT—Penn-Dixie Cement Corporation, owner—amendment of resolution, additional types of cement and additional plants.

1105-48-SA

APPLICANT—Automatic Burner Corp., owner—amendment of resolution, trade name.

119-60-A

APPLICANT—Andrew Di Camillo for Pascor Realty Corporation, owner.

SUBJECT—Application February 11, 1960—appeal from a decision of the Borough Superintendent, re Exits and Conveyor from first to third floors.

PREMISES AFFECTED—452 West 19th Street, south side, 100 feet east of 10th Avenue, Block 716, Lot 64 Borough of Manhattan.



# CALENDAR

- 283-60-A**  
**APPLICANT**—William J. Karp for Silvino Giamasca, owner; Orium Products, Incorporated, lessee.  
**SUBJECT**—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner—re manufacture of inflammable mixtures, buried storage system required, etc.  
**PREMISES AFFECTED**—10-20 45th Road, south side, 125 feet east of Vernon Boulevard, Block 49, Lots 6 and 10, Long Island City, Borough of Queens.
- 306-60-A**  
**APPLICANT**—Thomas V. Burke, Borough Superintendent, Department of Buildings.  
**OWNER OF PREMISES**: 228-232 West 42nd Street Realty Corp., owner; Huberts Museum, lessee.  
**SUBJECT**—Application April 25, 1960—Revocation of Certificate of Occupancy #31000, re—Alteration #1266 of 1944.  
**PREMISES AFFECTED**—228-232 West 42nd Street, south side, 350 feet west of 7th Avenue, Block 1013, Lot 46, Borough of Manhattan.
- 319-60-A**  
**APPLICANT**—Hady H. Craigwell for Irving Leberfeld, owner.  
**SUBJECT**—Application April 28, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation Section 171, Subdivision 3, of the Multiple Dwelling Law and a decision of the Borough Superintendent re—Class 3 construction area excessive, egress.  
**PREMISES AFFECTED**—65-48 to 65-54 Grand Avenue, south side, 23 feet west of 66th Street, Block 2775, Lots 2 and 7, Maspeth, Borough of Queens.
- 325-60-A**  
**APPLICANT**—Oscar I. Silverstone for Congregation Emes Wozdek of Washington Heights Incorporated, owner.  
**SUBJECT**—Application April 29, 1960—Appeal from an order and a decision of the Fire Commissioner—re Automatic Sprinkler system.  
**PREMISES AFFECTED**—Block bounded by Broadway, West 165th Street, St. Nicholas Avenue, West 166th Street, entire block, 3940-3960 Broadway, 1119-1121 St. Nicholas Ave., 565 West 165th Street, and 560-564 West 166th Street, Block 2124, Lot 43, Borough of Manhattan.
- 342-60-A**  
**APPLICANT**—E. Richard Crino for Abraham Klinghoffer, owner.  
**SUBJECT**—Application May 4, 1960—Appeal from a decision of the Borough Superintendent—re Frame building, increase from one to two families.  
**PREMISES AFFECTED**—2536 Young Avenue, east side, 518 feet south of Allerton Avenue, Block 4470, Lot 22, Borough of the Bronx.
- MAX H. FOLEY, *Chairman.*
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- SEPTEMBER 27, 1960, 10 A.M.**
- NOTICE IS HEREBY GIVEN** of a public hearing Tuesday morning, September 27, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:
- 03-37-BZ—Vol. II**  
**APPLICANT**—Lama, Proskauer and Prober for Hantman Associates, owner.  
**SUBJECT**—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles for a term of twenty (20) years.  
**PREMISES AFFECTED**—241-09 to 241-21, (241-15 official), Northern Boulevard and 44-36 to 44-42 Douglaston Parkway, northwest corner, Block 8092, Lot 39, Douglaston, Borough of Queens.
- 164-52-BZ—Vol. II**  
**APPLICANT**—Anthony Carrello, owner.  
**SUBJECT**—Application reopened February 9, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing store building for use as a laundramat.  
**PREMISES AFFECTED**—158-24 Brinkerhoff Avenue, southwest corner of 159th Street, Block 12162, Lot 34, Jamaica, Borough of Queens.
- 217-60-BZ**  
**APPLICANT**—Vincent DeVenoge for Vincent DeVenoge and Noemie DeVenoge, owners.  
**SUBJECT**—Application March 23, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district the construction of an extension to the rear of the present one family dwelling occupying more than the permitted area coverage.  
**PREMISES AFFECTED**—36-14 Palermo Street, west side, 52.39 feet south of Nero Avenue, Block 10516, Lot 9, Hollis, Borough of Queens.
- 837-59-BZ**  
**APPLICANT**—Leonard F. Rothkrug for Iroquois Homes, Incorporated, owner; Esso Standard Oil Company, lessee.  
**SUBJECT**—Application December 10, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, with hand tools only, lubritorium, non-automatic car washing, office, sales, signs and parking of customers cars awaiting service, all for a temporary term of 15 years.  
**PREMISES AFFECTED**—834 Burke Avenue and 3044 Matthew Avenue, southeast corner, Block 4573, Lots 25 and 28, Borough of The Bronx.
- 153-60-BZ**  
**APPLICANT**—Lama, Proskauer and Prober for Rosenberg Realty Company, owner.  
**SUBJECT**—Application February 24, 1960—decision of the Borough Superintendent, under Section 19A(J) of the Zoning Resolution to permit the erection and use of the required loading berths with less than the required height.  
**PREMISES AFFECTED**—198-210 16th Street, south side, 220 feet 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn.
- 154-60-A**  
**APPLICANT**—Lama, Proskauer and Prober for Rosenberg Realty Company, owners.  
**SUBJECT**—Application February 24, 1960—Appeal from a decision of the Borough Superintendent re Class III Construction, egress.  
**PREMISES AFFECTED**—198-210 16th Street, south side, 220 feet 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn.
- 313-60-BZ**  
**APPLICANT**—Gabriel Nathan for Manuel and Selma Greenberg, owner.  
**SUBJECT**—Application April 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.  
**PREMISES AFFECTED**—817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Borough of Queens.



# CALENDAR

**314-60-A**

APPLICANT—Gabriel Nathan for Manuel and Selma Greenberg, owners.

SUBJECT—Application April 27, 1960—Appeal from a decision of the Borough Superintendent re—ceiling height.

PREMISES AFFECTED—817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Borough of Queens.

**151-60-BZ**

APPLICANT—Jacob Lubroth and Son for J and M Rizzi Realty Corporation, owner; Foxie and Mike's Service Station, Incorporated, lessee.

SUBJECT—Application February 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the extension in use of the present gasoline service station to include motor vehicle repairs with hand tools only in an existing building presently used as a two car garage.

PREMISES AFFECTED—506-510 Sheepshead Bay Road, south side, 106 feet, 9¾ inches east of West 5th Street, Block 7280, Lot 15, Borough of Brooklyn.

**104-60-BZ**

APPLICANT—Joseph Schafran for Grace Battagliano and Angela Mondello, owners.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district the reconstruction of the service building of an existing gasoline service station and extend the uses to include minor auto repairs.

PREMISES AFFECTED—1672 Castle Hill Avenue, south-east corner of Parker Street, Block 3990, Lots 48 and 50, Borough of The Bronx.

**898-59-BZ**

APPLICANT—Lama, Proskauer and Prober, for Giamboi Brothers Incorporated, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use D area district, the construction of a one story extension on the rear of building No. 1 and a one story building of Class 3 construction in the residence use portion of the plot without the required rear yard and exceeding the permitted area coverage for use of storage of plastering equipment and plastering material and storage of five (5) owners trucks in conjunction with the two present buildings on the same plot now used for office, storage of building materials, loading and unloading and storage of employees and customers cars which in the aggregate constitute garage units for more than five (5) motor vehicles.

PREMISES AFFECTED—2502-2508 Coney Island Avenue, (rear building) west side, 100.36 feet south of Avenue V, Block 7159, Lots 120 and 197, Borough of Brooklyn.

**671-58-BZ—Vol. II**

APPLICANT—Gustave Goldman for Congregation Talmud Torah; R. Morris Kevelson, owner.

SUBJECT—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district the extension of the front portion of the present buildings occupying more than the permitted area and encroaching into the required set back.

PREMISES AFFECTED—1379-1387 East 96th Street eastside, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

**477-59-A**

APPLICANT—Gustave Goldman for Congregation Talmud Torah; R. Morris Kevelson, owner.

SUBJECT—Application July 9, 1959—appeal of the Borough Superintendent, re—Class 3 Structure, area excessive.

PREMISES AFFECTED—1379-1387 East 96th Street, eastside, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

**208-60-BZ**

APPLICANT—Aaron Halpern for Pauline Sherman, owner.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-D area district, the erection of an enclosed porch encroaching on the required setback.

PREMISES AFFECTED—3605 Waldo Avenue, northwest corner of West 236th Street, Block 3414, Lot 60, Borough of The Bronx.

**355-60-BZ**

APPLICANT—Albert Melniker for Jessie and James Troiano, owners.

SUBJECT—Application May 10, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story extension to an existing one story store for storage use extending into the residence portion of the premises and the use of the unbuilt upon portion for accessory customer and employee parking.

PREMISES AFFECTED—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.

**356-60-A**

APPLICANT—Albert Melniker for Jessie and James Troiano, owners.

SUBJECT—Application May 10, 1960—Filed pursuant to Section 35, article 3 of the General City Law re opening in bed of mapped street, proposed widening of Jacques Avenue and a decision of the Borough Superintendent re—accessory parking spaces.

PREMISES AFFECTED—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.

**367-60-BZ**

APPLICANT—Bloom-Zeveloff and Robert Gottlieb for Triax Corporation, owner; R.M.C. Associates, lessee.

SUBJECT—Application May 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district for period of fifteen years, the extension of a present leg office in basement into a new rear 2 story extension and change occupancy of the first floor apartments to business office.

PREMISES AFFECTED—238 East 75th Street, south side, 150 feet west of Second Avenue, Block 1429, Lot 3 Borough of Manhattan.

**370-60-BZ**

APPLICANT—Dominick Salvati and Son for N. Y. Police Clinic School and Hospital, owner; Duke Parking Corporation, lessee.

SUBJECT—Application May 5, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district after demolishing the existing buildings, the maintenance of the vacant land as a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—359-361 West 50th Street, north side, 125 feet east of 9th Avenue, Block 1041, Lots 7, and 7½, Borough of Manhattan.

**524-52-BZ**

APPLICANT—Ingram S. Carner for Walmere Realty Company, Inc., owner.



# CALENDAR

**SUBJECT**—Application reopened July 12, 1960 for consideration as to extension of time to complete, expired January 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use E area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required set-backs from the street line.  
**PREMISES AFFECTED**—148-12 to 148-22 Rockaway Boulevard and 126-02 to 126-08 149th Street, southwest corner, Block 12103, Lot 35, Ozone Park, Borough of Queens.

## 100-48-BZ—Vol. III

**APPLICANT**—Henry Nordheim for John H. Bush, owner; Henry Bellmann, lessee.

**SUBJECT**—Application reopened July 12, 1960 for consideration as to extension of term of variance—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district the maintenance of existing motor vehicle repair shop in store building (1878 Valentine Avenue).

**PREMISES AFFECTED**—1933-1959 Webster Avenue, 1876-1892 Valentine Avenue and 350-360 East 178th Street, south side, from Valentine to Webster Avenues, Block 2815, Lot 1, Borough of The Bronx.

## 312-51-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Flash Holding Corp., owner.

**SUBJECT**—Application reopened July 12, 1960 for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition under Section 7A of the Zoning Resolution, permitting in a business use district, to alter and rearrange the present gasoline service station and auto accessories and extend the uses to include lubratorium, office and sales, motor vehicle repair shop, stores for sale of accessories and storage room.

**PREMISES AFFECTED**—2041-2049 Flatbush Avenue and 2-14 Baughman Place, southeast corner, Block 7868, Lot 18, Borough of Brooklyn.

## 95-45-BZ—Vol. II

**APPLICANT**—Sidney H. Kitzler for Lou Halperin's Stations, Inc., owner.

**SUBJECT**—Application reopened July 19, 1960 for consideration as to extension of term of variance, expires December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a business use, D area district the extension of an existing garage for more than five motor vehicles and gasoline service station, the building as extended being in excess of the area permitted by the Zoning Resolution.

**PREMISES AFFECTED**—87-24 to 87-38 Lefferts Boulevard, west side, 190 feet south of Jamaica Avenue, Block 9328, Lots 16, 18, 20 and 22, Richmond Hill, Borough of Queens.

## 504-49-BZ

**APPLICANT**—Young, Balbach, Tilford and Lewis for George Nintzel, owner.

**SUBJECT**—Application reopened July 19, 1960 for consideration as to extension of term of variance, expired June 14, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the maintenance of ignition repairs, battery charging, auto parts, cleaning, testing room, office and one family, and permitting the parking of more than five motor vehicles waiting to be serviced on open portion of lot.

**PREMISES AFFECTED**—34-16 31st Street, west side, 140.5 feet south of 34th Avenue, Block 607, Lot 35, Long Island City, Borough of Queens.

## 171-44-BZ

**APPLICANT**—Frederick A. Ketcher for The H. W. Wilson Company, owner.

**SUBJECT**—Application reopened July 19, 1960 for consideration as to extension of term of variance, expires July 19, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district the warehouse for the storage of paper products but without the storage of any motor vehicles in the building.

**PREMISES AFFECTED**—519 West 161st Street, north side, 300 feet 6 inches west of Amsterdam Avenue, Block 2120, Lot 50, Borough of Manhattan.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 532-44-BZ—Vol. II

**APPLICANT**—Pasquale P. Caiazza for Rose Cali, Frank Schettino and Mildred Schettino, owners.

**SUBJECT**—Application reopened June 28, 1960 for consideration as to extension of term of variance, expired February 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted.

**PREMISES AFFECTED**—42-44 Brighton Street, west side, 464 feet south of Amboy Road, Block 7900, Lot 37, Totenville, Borough of Richmond.

Laid over from July 26, 1960, to September 27, 1960, for inspection and decision as to extension of term of variance.

## 921-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubratorium, office and car wash and extend the uses to include minor auto repairs, salesroom, utility room, ground sign, parking and storage of motor vehicles and the installation of five (5) additional 550 gallon gasoline tanks.  
**PREMISES AFFECTED**—71-10 to 71-20 (71-20 official) Roosevelt Avenue, and 40-02 to 40-08 72nd Street, southwest corner, Block 1303, Lot 9, Jackson Heights, Borough of Queens.

**Hearing closed**—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision; then to September 27, 1960 for decision; applicant to file revised drawing showing new accessory building located further in from street, and relocating toilet doors.

## 82-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Abso Mason Contracting Corporation, owner; Precision Mason Contracting Corporation, lessee.

**SUBJECT**—Application February 8, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of a portion of the building from sales and distribution of dairy products to stamping and assembly of vinyl and metal products and the construction of an extension of the building to occupy more than the permitted area.

**PREMISES AFFECTED**—2404-2410 McDonald Avenue, west side, 92 feet south of Village Road South, Block 7149, Lots 10, 11, 12, Borough of Brooklyn.

**Hearing closed**—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision; then to July 26, 1960, for decision; applicant to submit statement to the Board; then to September 27, 1960, for appearance of applicant.

MAX H. FOLEY, *Chairman*.



# CALENDAR

SEPTEMBER, 27, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 27, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**353-60-A**

APPLICANT—William S. Shary for New York City Mission Society, owner.

SUBJECT—Application May 10, 1960—Appeal from a decision of the Borough Superintendent—re bulkhead to roof and fire-retarding of public hall partitions.

PREMISES AFFECTED—348 Convent Avenue, west side, 79 feet south of West 145th Street, Block 2059, Lot 48, Borough of Manhattan.

**364-60-A**

APPLICANT—Daniel Laitin for ARC Building Corporation, owner; Field Brothers, Incorporated, lessee.

SUBJECT—Application May 9, 1960—Appeal from a decision of the Borough Superintendent—re Egress between stores.

PREMISES AFFECTED—1102-1114 Kings Highway and 2051-2059 Coney Island Avenue, southeast corner, Block 6794, Lot 78, Borough of Brooklyn.

**380-60-A**

APPLICANT—P. Feiner and Sons, Incorporated for 522 West 45th Street Corporation, owner.

SUBJECT—Application May 16, 1960, originally filed April 7, 1960—Appeal from a decision of the Fire Commissioner—re Smoking permit.

PREMISES AFFECTED—522 West 45th Street, south side, 250 feet west of 10th Avenue, Block 1073, Lot 46, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

OCTOBER 4, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 4, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**912-59-BZ**

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the reconstruction of a gasoline service station extending the area and uses to include gasoline service station, lubritorium, minor auto repairs, hand tools only, as a permanent accessory use, car washing, salesroom, utility room. Install 4 new 550 gallon tanks and erect a one story accessory building. Open area will be used for parking and storing motor vehicles.

PREMISES AFFECTED—152-01 to 152-07 (152-01 official) Rockaway Boulevard, and 152-02 to 152-18 Baisley Boulevard, southeast corner, Block 12257, Lots 17 and 27, Jamaica, Borough of Queens.

**394-60-BZ**

APPLICANT—De Rose and Cavalieri for Jack Rotner, owner; Valentine Parking Corporation, lessee.

SUBJECT—Application May 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the passenger type on a non-transient basis for a period of five (5) years.

PREMISES AFFECTED—2903-2907 Valentine Avenue, west side, 81.15 feet south of East 199th Street, Block 3305, Lots 45 and 47, Borough of The Bronx.

**339-60-BZ**

APPLICANT—E. Richard Crino for Santo and Rosina Gaudio, owners.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of an existing two family dwelling to a three family dwelling.

PREMISES AFFECTED—1936 Hering Avenue, east side, 312.50 feet south of Neill Avenue, Block 4276, Lot 60, Borough of The Bronx.

**340-60-BZ**

APPLICANT—E. Richard Crino for Angelo Mucci, owner.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of an existing two family dwelling into a three family dwelling.

PREMISES AFFECTED—1938 Hering Avenue, east side, 275.00 feet south of Neill Avenue, Block 4276, Lot 61, Borough of The Bronx.

**341-60-BZ**

APPLICANT—E. Richard Crino for John Marino, owner.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a E-1 area district, the extension of an existing three car garage encroaching on the required setback from the street line.

PREMISES AFFECTED—2003-2005 Hering Avenue, northwest corner of Neill Avenue, Block 4308, Lot 18, Borough of The Bronx.

**602-48-BZ—Vol. II**

APPLICANT—Lama, Proskauer and Prober for William McCormack, owner.

SUBJECT—Application reopened February 9, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the continuance of the present use of a six (6) car garage and in addition, the parking and storage of motor vehicles.

PREMISES AFFECTED—8-14 Ford Street, west side, 41.0 feet south of Carroll Street, Block 1415, Lots 31, 32 and 33 Borough of Brooklyn.

**625-59-BZ**

APPLICANT—Burke, Green and Groh, for Port Merrick Development Corporation, owner.

SUBJECT—Application September 18, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing, business and residence use, D area district, the erection of a one story extension to an existing warehouse building on the residence portion of the plot which exceeds the permitted area coverage for the D area district.

PREMISES AFFECTED—91-16 143rd Street, west side, 100.10 feet north of Archer Avenue, Block 9982, Lots 13, 18 and 27, Jamaica, Borough of Queens.

**32-60-BZ**

APPLICANT—A. H. Salkowitz for Harry Krupnic, owner.

SUBJECT—Application January 13, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit the extension of the first and second floor of an existing one family dwelling into the required set back line of a G-1 area district.

PREMISES AFFECTED—65-42 (65-44 official) 1821 Street, northwest corner of 67th Avenue, Block 7088, Lot 44, Flushing, Borough of Queens.

**448-55-BZ—Vol. II**

APPLICANT—Max Siegel Associates for Leo Silver Securities Incorporated, owner.



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**SUBJECT**—Application reopened March 8, 1960 as Volume II—decision of the Borough Superintendent under Sections 21 and 19B(d) of the Zoning Resolution, to permit in an F area district, the erection of a class A multiple dwelling exceeding the permitted area coverage and with less than the required parking facilities.

**PREMISES AFFECTED**—5600-5610B Riverdale Avenue, northeast corner of West 256th Street, Block 3423, Lots 91 and 95, Borough of The Bronx.

## 429-49-BZ—Vol. III

**APPLICANT**—Elliott Saltzman for Mildred Robbins, owner.

**SUBJECT**—Application reopened July 12, 1960 as Volume III—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use district in an existing thirteen story Multiple Dwelling, the erection of an extension to occupy the area of the inner court on every floor above the first story roof.

**PREMISES AFFECTED**—38 Central Park South, south-side, 245 feet east of Sixth Avenue, Block 1274, Lot 64, Borough of Manhattan.

## 35-59-BZ—Vol. II

**APPLICANT**—Max Siegel Associates, for 30 West 58th Corporation, and 23 West 57th Street Corporation, owners.

**SUBJECT**—Application reopened June 28th, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, after demolishing two adjoining buildings, the extension of the existing parking lot for more than five motor vehicles into vacant area for a term of five (5) years.

**PREMISES AFFECTED**—30-34 West 58th Street, south-side, 400 feet west of Fifth Avenue, and 23-25 West 57th Street, Block 1273, Lots 19, 20, 54, 55 and 56, Borough of Manhattan.

## 397-60-BZ

**APPLICANT**—Samuel Carr for 13 East 75th Street Corporation, owner.

**SUBJECT**—Application May 23, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing four story basement and cellar building occupied as a two family dwelling, the use of a portion of the basement and first floor as an art gallery in conjunction with a one family occupancy and one family occupancy on the 2nd, 3rd and 4th floors.

**PREMISES AFFECTED**—13 East 75th Street, north side, 132 feet west of Madison Avenue, Block 1390, Lot 111, Borough of Manhattan.

## 398-60-A

**APPLICANT**—Samuel Carr for 13 East 75th Street, Corporation, owner.

**SUBJECT**—Application May 23, 1960—Appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—13 East 75th Street, north side, 132 feet west of Madison Avenue, Block 1390, Lot 111, Borough of Manhattan.

## 695-49-BZ—Vol. III

**APPLICANT**—Julius Bleich for Pauline Schulson, owner.

**SUBJECT**—Application reopened July 26, 1960 for consideration as to extension of term of variance, expired November 30, 1959—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles.

**PREMISES AFFECTED**—298-306 East 140th Street, south side, 104.30 feet east of 3rd Avenue, Block 2314, Lot 58, Borough of The Bronx.

## 913-38-BZ—Vol. II

**APPLICANT**—Theodore L. Soontup for Kew Gardens Enterprises, owner, Kew Gardens General Hospital, lessee.

**SUBJECT**—Application reopened July 26, 1960 for consideration as to extension of term of variance, expired April 19, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7h and 21 of the Zoning Resolution, permitting in a residence and business use district, the parking of more than five motor vehicles.

**PREMISES AFFECTED**—80-02 Kew Gardens Road, south side, from 80th Road to Union Turnpike, Block 3348, part of Lot 37, Kew Gardens, Borough of Queens.

## 609-56-BZ

**APPLICANT**—The Office of Ingram S. Carner and Massimo Francis Yezzi for Charles Cintron, owner.

**SUBJECT**—Application reopened July 26, 1960 for consideration as to extension of time to complete, expired June 24, 1959—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a residence use district, the erection of a new service building and extending the present use of the gasoline service station, office, laundry and auto repairs, including car washing—non-automatic, minor repairs with hand tools only, sales and storage of auto accessories and parts and parking of motor vehicles waiting to be serviced.

**PREMISES AFFECTED**—143-02 to 143-06 Springfield Boulevard and 186-16 to 186-24 143rd Avenue, southwest corner, Block 13082, Lot 26, Springfield, Borough of Queens.

## 414-58-BZ

**APPLICANT**—Ingram S. Carner for Eleanor A. Fisher, owner.

**SUBJECT**—Application reopened July 26, 1960 for consideration as to extension of time to complete, expired February 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, permitting in a retail portion of a plot partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing, non-automatic, auto repairs with hand tools only, lubritorium, parking and storage of more than five motor vehicles waiting to be serviced with curb cuts and show windows within 75 feet of a residence use district.

**PREMISES AFFECTED**—107-52 to 107-60 (107-56 official) New York Boulevard and 162-11 to 162-21 108th Avenue, northwest corner, Block 10140, Lot 26, South Jamaica, Borough of Queens.

## 367-51-BZ—Vol. III

**APPLICANT**—William J. Calise for Patrick Flood, Laura Grieco and John Banzer, owners.

**SUBJECT**—Application reopened July 26, 1960 for consideration as to amendment of resolution—pylon sign—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension of an existing gasoline service station, to be used as a lubritorium, car washing, non-automatic, minor repairs with hand tools only, office, storage and sale of auto accessories and parking for more than five cars awaiting service.

**PREMISES AFFECTED**—50-72 Jamaica Avenue, south side, from Pennsylvania Avenue to Sheffield Avenue; 2-16 Pennsylvania Avenue and 107 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 164-60-BZ

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i



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of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, and a ground sign all for a term of fifteen (15) years.  
**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.  
**Hearing closed.**—Laid over from July 6, 1960, to July 19, 1960, for inspection and decision; then to October 4, 1960, for decision at request of applicant; applicant to inform Board as to possibility of conforming use.

## 165-60-A

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service Station partly in bed of mapped street, proposed widening Metropolitan Avenue.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

MAX H. FOLEY, *Chairman.*

# MINUTES

## REGULAR MEETING

TUESDAY MORNING JULY 26, 1960, 10 A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon July 12, 1960 were approved as printed in the Bulletin of July 21, 1960, Vol. 45, No. 29.

## 532-44-BZ—Vol. II

**APPLICANT**—Pasquale P. Caiazza for Rose Cali, Frank Schettino and Mildred Schettino, owners.

**SUBJECT**—Application reopened June 28, 1960 for consideration as to extension of term of variance, expired February 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted.

**PREMISES AFFECTED**—42-44 Brighton Street, west side, 464 feet south of Amboy Road, Block 7900, Lot 37, Tottenville, Borough of Richmond.

## APPEARANCES—

For Applicant: Alex V. Myslicki, Jr.

For Opposition: None.

**ACTION OF BOARD**—Laid over to September 27, 1960, at 10 A. M. for inspection and decision; as to extension of term of variance; hearing closed.

## 409-58-BZ

**APPLICANT**—Andrew Di Camillo for Joseph Coscia, owner.

**SUBJECT**—Application reopened June 28, 1960 for consideration as to extension of time to complete, expired February 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 21, 7e and 7h of the Zoning Resolution, permitting in a retail and residence use, C area district, the erection of a one story extension to the present building and change uses of auto laundry, auto body repairs and paint shop and parking and storage of more than five motor vehicles, to automatic auto laundry, auto repairs and parking and storage of more than five motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

**PREMISES AFFECTED**—8822-8824 4th Avenue and 361-

383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: Francis A. McGrath, Adam Kozolich, D. Palmiotto, William F. Parks, John Gikas, John Pegan and J. McNally.

**ACTION OF BOARD**—Laid over to September 20, 1960, at 10 A. M. for applicant to file copy of contract, flow chart, revised drawing relocating curb cut, and for inspection and decision; hearing closed.

## 921-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, office and car wash and extend the uses to include minor auto repairs, salesroom, utility room, ground sign, parking and storage of motor vehicles and the installation of five (5) additional 550 gallon gasoline tanks.

**PREMISES AFFECTED**—71-10 to 71-20 (71-20 official) Roosevelt Avenue, and 40-02 to 40-08 72nd Street, southwest corner, Block 1303, Lot 9, Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

**ACTION OF BOARD**—Laid over to September 27, 1960, at 10 A. M. for decision; applicant to file revised drawing showing new accessory building located further in from street, relocating toilet doors; hearing previously closed.

## 82-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Abso Mason Contracting Corporation, owner; Precision Mason Contracting Corporation, lessee.

**SUBJECT**—Application February 8, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of a portion of the building from sales and distribution of dairy products to stamping and assembly of vinyl and metal products and the construction of an extension of the building to occupy more than the permitted area.

**PREMISES AFFECTED**—2404-2410 McDonald Avenue



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west side, 92 feet south of Village Road South, Block 7149, Lots 10, 11 and 12, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Robert T. Groh, Milton Ritter and Ernest Alicandri.

For Opposition: None.

**ACTION OF BOARD—**Laid over to September 27, 1960, at 10 A. M. for appearance of applicant; hearing previously closed.

## 287-60-BZ

**APPLICANT—**Victor E. Block for Bennett Avenue Parking Corporation, owner.

**SUBJECT—**Application April 19, 1960—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot extending from the business use into the residence use portion of the plot.

**PREMISES AFFECTED—**372 East 199th Street, west side, 68.35 feet north of Decatur Avenue, Block 3284, Lot 32, Borough of the Bronx.

## APPEARANCES—

For Applicant: Victor E. Block and Lewis Rifkin.

For Opposition: Charles N. Dixon.

**ACTION OF BOARD—**Laid over to September 20, 1960, at 10 A. M. for decision; applicant to submit new drawing; hearing previously closed.

## 259-33-BZ—Vol. II

**APPLICANT—**M. W. Del Gaudio for Elena Lupo and Joseph Lupo, owners, doing business as Jotel Company.

**SUBJECT—**Application reopened March 1, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted and residence use district, the extension of the manufacturing on the first floor from the unrestricted use portion of the floor into the residence use portion of the floor and continue the present manufacturing.

**PREMISES AFFECTED—**4510 Bullard Avenue, east side, 103 feet north of East 239th Street, and 103.24 feet north of Bronx Boulevard, 4511 Bronx Boulevard, Block 5074, Lot 13, Borough of the Bronx.

## APPEARANCES—

For Applicant: M. W. Del Gaudio.

For Opposiiton: L. N. Clausen.

**ACTION OF BOARD—**Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1960 acting on Alt. Applic. No. 658-57, reads:

"1. Extension of manufacturing in a building partially in a residence use district is contrary to Art. II Sec.3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c of the

Zoning Resolution, to permit in an unrestricted and residence use district, the extension of the manufacturing on the first floor, from the unrestricted use portion into the residence use portion of the floor and to continue the present manufacturing, on condition that the work shall be done in accordance with drawings filed herewith dated February 9, 1960, 5 sheets; that all loading and unloading shall be done on the Bullard Avenue side of the property; that all other laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 120-60-A

**APPLICANT—**M. W. Del Gaudio for Elena A. Lupo and Joseph Lupo, owners, doing business as Jotel Company.

**SUBJECT—**Application February 9, 1960—Appeal from decision of the Borough Superintendent re—egress.

**PREMISES AFFECTED—**4510 Bullard Avenue, east side, and 4511 Bronx Boulevard, west side, 103.24 feet north of East 239th Street, Block 5074, Lot 13, Borough of the Bronx.

## APPEARANCES—

For Applicant: M. W. Del Gaudio.

**ACTION OF BOARD—**Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1960 on Alt. Applic. 658-57, reads:

"2—A skylight, containing a minimum of 15 square feet of area, is required for stair used as a required means of egress. Sec. 271 of the Labor Law."

and

WHEREAS, the applicant states that the building is 69 feet by 75 feet in area, 1 story and basement, 25 feet high, of class 3 construction, located in unrestricted and residence use, C area, class 1 height district, built in 1926, now used and occupied since 1936: cellar—boiler room; basement—factory, 50 persons; 1st floor—factory and offices, 50 persons; substantially in accordance with Certificate of Occupancy 5390 issued March 4, 1949 against Alt. Applic. 49-45; that the proposed use and occupancy are stated in detail under Application 259-33-BZ, Volume II; and

WHEREAS, the applicant states that the inside stairs have a vertical run of not more than 10 feet 6 inches and over the platform at the top (at 1st floor level) there is a combination scuttle and skylight, which affords natural light to the landing; that stairs are now adequately lighted from the scuttle-skylight, and the providing of another skylight would serve no useful purpose besides involving disturbance of concrete construction now existing at roof over stairway, thus causing the owners to suffer unnecessary hardship; that the stairway in its entirety, from entrance to 1st floor, is visible from top and bottom thereof, and occupancy of 1st floor is now and will be by a single tenant, with full control over the stairway; that the interior stairs are 4 feet wide; that the exterior stairs are 3 feet 8 inches and 4 feet wide and lead to Bronx Boulevard; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 658/57, Objection No. 2, dated January 28, 1960, and that the appeal be and it hereby is granted, on condition that all requirements of the resolution adopted by the Board this day under Cal. No. 259-33-BZ, Vol. II, shall be complied with and a certificate of occupancy obtained.



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## 374-37-BZ—Vol. III

APPLICANT—Samuel Miller for Humber Oil and Refining Company, owner.

SUBJECT—Application reopened June 28, 1960 for consideration as to amendment of resolution and extension of time to complete, expired April 21, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7f, 7e and 7i of the Zoning Resolution, permitting in a business use district the erection and maintenance of a gasoline and oil service station, lubricatorium, facilities for car washing and minor repairs, an office and salesroom, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

### APPEARANCES—

For Applicant: Joseph B. Lynch and R. S. Hardy.  
For Opposition: None.

ACTION OF BOARD—Resolution amended and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on April 21, 1959, this application—Vol. III—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation April 21, 1960; and

WHEREAS, the applicant requested reopening of this application and amendment of the Resolution adopted April 21, 1959 by deleting that portion of the Resolution "requiring that no new Certificate of Occupancy shall be issued, etc.", and to change shape of building, location of gasoline tanks and pumps and reduce curb cuts as indicated on plans marked "Received June 16, 1960", 2 sheets; and

WHEREAS, this application was reopened on June 28, 1960 and set for hearing on July 26, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 26, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated June 6, 1960 acting on N.B. Applic. No. 900-58, reads:

"1. Proposed change in size and shape of building, change in location of gasoline tanks, the erection of one, three gasoline pump island on Southern Blvd. and one, three pump island on E. 182nd Street and the reduction in size of the two proposed curb cuts on Southern Blvd. to 28 ft. each including splays and the reduction of the westerly curb cut on E. 182nd Street to 28 ft. including splays, in a Business Use District is contrary to resolution Bd. of S&A adopted April 21st, 1959 on Cal. No. 374-37-BZ, Vol. III.

2. The proposed extension of time pursuant to Sec. 22A of the Zoning Resolution in which to obtain permits and complete work, which time expired April 21st, 1960, is also contrary to the foregoing resolution of the Bd. of S&A."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 21, 1959, to permit the arrangement of buildings to be changed, in accordance with drawings submitted with this application, dated June 16, 1960, 2 sheets, and to permit the change in size and shape of the accessory building, location of gasoline tanks, pump islands and pumps, also as shown on these drawings, and to permit the proposed change in curb cuts on Southern Boulevard from 30 feet to 28 feet, as shown, and to reduce the westerly curb cut on East 182nd Street to 28 feet, the

easterly curb cut on East 182nd Street to remain 30 feet wide; and to extend the time to complete so that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution."

## 259-39-BZ

APPLICANT—Meyer Wilen for John Crimarco, Conrad Crimarco, Joseph Crimarco and Edward Crimarco, owners.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of term of variance, expired June 1, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a residence use district, the maintenance of a garage for eight motor vehicles.

PREMISES AFFECTED—57-18 to 57-24 Granger Street, south side, 131 feet east of Martense Avenue, Block 1950, Lot 46, Corona, Borough of Queens.

### APPEARANCES—

For Applicant: Meyer Wilen.  
For Opposition: None.

ACTION OF BOARD—Term of variance extended and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on June 7, 1939 as thereafter amended through June 1, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation June 1, 1960; and

WHEREAS, this application was reopened on June 28, 1960 and set for hearing on July 26, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 26, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated May 16, 1960 acting on Alt. Applic. No. 129-50, reads:

"1. Extension of present Certificate of Occupancy for existing structure which expires June 1, 1960 under BZ 259-39 may be referred to Bd. of S & A for further consideration."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 7, 1939, as amended through June 1, 1955 only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained on condition that the sidewalk and curbing shall be put in condition which will be satisfactory to the Borough President and the fence around the property shall be properly repaired."

## 95-46-BZ—Vol. III

APPLICANT—Charles M. Spindler for S.J.S. Realty Corporation, owner.

SUBJECT—Application reopened March 1, 1960 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a 2nd floor extension to an existing factory building and parking and storage of the owner's vehicles, also for employees and customers; no fee to be charged.

PREMISES AFFECTED—126-09 to 126-25 (126-15 official) 89th Avenue and 87-71 to 87-79 126th Street, north east corner, Block 9335, Lot 60, Richmond Hill, Borough of Queens.



# MINUTES

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; applicant to file statement as to present and proposed number of employees; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 15, 1960 acting on Alt. Applic. No. 143-60, reads:

"1. The proposed alteration to a bldg. in a Res. use district used for factory & offices, by the erection of a second story on the one story portion to be used for factory, is contrary to Art. II Sec. 3 Zone Res. and the B.S. & A. resolution granted under Cal. 95-46-BZ—Vol. II and must be referred back to the Board for its determination.

2. The proposed erection of an accessory bldg. used for the storage of paint, on the same plot and located in a Res. use district is contrary to Art. II Sec. 3 Zone Res.

3. The proposed extension of use to include parking for parking for customers and employees in a Res. use district is contrary to Art. II Sec. 3 Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a residence use district, the erection of a second floor extension to an existing factory building and the parking and storage of the owners' vehicles and the vehicles of employees and customers, with no fee charged, *on condition* that the work shall be done in accordance with drawings filed herewith dated February 17, 1960, 8 sheets; that the present attendant's shed shall be removed and the proposed paint storage shed shall be omitted; that the parking area shall be paved with clean cinders or gravel, treated with a binder, properly graded and drained; that a hedge shall be planted along existing fences on 89th Avenue and 126th Street; that the new story in the building shall carry out the design of the present elevation; that the existing screened windows shall comply with the Labor Law; that curbing and sidewalks shall be repaired to the satisfaction of the Borough President; that the plant shall comply with all rules of the Air Pollution Control Board; that all other laws, rules and regulations applicable shall be complied with; that the present use of the factory shall be maintained; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 80-54-BZ

APPLICANT—Philip Freshman for Dryden Hotel Associates, owners.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of time to complete, expired May 27, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the

conversion and use of present apartments, on the 1st, 2nd, 3rd, 4th and 5th stories, to business use (offices) and a proposed coffee shop and cocktail lounge.

PREMISES AFFECTED—148-152 East 39th Street, south side, 100 feet west of 3rd Avenue, Block 894, Lot 52, Borough of Manhattan.

## APPEARANCES—

For Applicant: Philip Freshman.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on December 13, 1955, as thereafter amended through May 27, 1958, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation May 27, 1959; and

WHEREAS, this application was reopened on June 28, 1960 and set for hearing on July 26, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 26, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 1, 1960 acting on Alt. Applic. No. 1669-53, reads:

"A-16. Variance granted by the Bd. of S. & A. on Dec. 13, 1955, and extended on May 27, 1958 under Cal. No. 80-54-BZ, has lapsed. All approvals, permits, Cert. of Occupancy, required by said variance, have not been obtained in accordance with the requirements of Sec. 22-A of the Zoning Resolution."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1955, as amended through May 27, 1958, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 275-56-BZ—Vol. II

APPLICANT—Kenneth W. Milnes for Harold S. Goetz, owner; Shell Oil Company, lessee.

SUBJECT—Application reopened March 8, 1960 as Volume II—decision of the Borough Superintendent under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, office, sales, car wash, non-automatic and lubritorium.

PREMISES AFFECTED—929 Manor Road, northeast corner of Lincoln Street, Block 700, Lot 1, Castleton Corners, Borough of Richmond.

## APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox, and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 21, 1957 after due notice by publication in the Bulletin; laid over to June 11, 1957 at 10 A. M., to permit additional affected owners, to whom notice was not sent, to be



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heard, and laid over thereafter to June 25, 1957 at 10 A. M., for inspection and decision; thereafter, and also on June 11, 1957 laid over to June 25, 1957, for further inspection, if necessary, and decision—hearing closed; laid over to July 2, 1957 for applicant to file photographs of block front opposite site—laid over to July 9, 1957 for decision; no appearance for applicant; laid over for inspection and decision, date to be determined; on July 25, 1957 the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution; the application was granted on condition; and

WHEREAS, this application was reopened as Vol. II on March 8, 1960 subject to regular procedure, for reconsideration and the making of a new determination, in accordance with the Order of the Court; and

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Manor Road are in a local retail use, D area, Class 1 height district; Lincoln Street and Tillman Street are in local retail and residence use, D and E area, Class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated March 16, 1956 acting on N. B. Applic. No. 1-56, reads:

"1. Proposed gasoline service station, lubritorium, car wash, office and sales and minor auto repairs located in a Local Retail Use district is contrary to Art. II Sect. 4e of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 feet frontage by 100 feet in depth, presently vacant; that it is proposed to permit, for a term of fifteen years, the construction and installation of a new gasoline service station and attendant services of sales, office, lubritorium, non-automatic car wash and minor repairs with hand tools; and

WHEREAS, the applicant further states that the exact location of this proposed installation is on the northeast corner of Manor Road and Lincoln Street, which is south of Victory Boulevard, Castleton Corners; that only sporadic building work has taken place in this location over many years, and such construction has been mostly of a commercial type; that two blocks south on Manor Road is a wholesale beverage building which has considerable truck movements in and out each day; that further south on the corner of Ocean Terrace and Manor Road is an old service station, with very inadequate facilities for the neighborhood or transient motoring public and which has become increasingly decrepit and more of an eyesore in the neighborhood, and is unable to furnish the services normally required; that to the north are retail stores on Manor Road and on the west side of Manor Road, opposite this site, is a high bank on which it is expected no construction work will take place for some years; and

WHEREAS, the applicant contends that a new, first class, up-to-date service station in this area would be a definite asset to the surrounding neighborhood and transients, and would be able to furnish necessary motor car services which are not otherwise available to the south for some miles and to the north to Victory Boulevard; that Manor Road is now a main island cross road and one of the outlets to the north shore for all residents of the Todt Hill area; that no expense will be spared to construct a building suitable to the requirements of the location and maintained in the same manner; that this application is not submitted merely to secure a permit for another service station, no matter what location, but was thoroughly studied and sought out as a location where a service station could serve a very useful purpose to the neighborhood and transients and give a fair return to the owners; and

WHEREAS, the applicant states that the property was business use, D area from 1916 to 1937 and local retail use, D area, from 1937 to 1956; and

WHEREAS, the applicant states that the present owner has held title to the property since September 15, 1955 and that the assessed valuation of land is \$2200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee finds that conditions have changed along Manor Road; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N. B. Applic. 1-56, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 915-57-BZ

APPLICANT—Samuel Miller for Humble Oil and Refining Co., owner.

SUBJECT—Application reopened June 28, 1960 for consideration as to amendment of resolution and time to complete, expired April 21, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7f, 7h and 7i of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, minor repairs, sale of auto accessories, auto laundry and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3625 Eastchester Road, 1495-1499 Oakley Avenue, northwest corner and 1144-1148 East 222nd Street, Block 4716, Lot 28, Borough of The Bronx.

## APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

ACTION OF BOARD—Resolution amended and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on July 8, 1958, as amended July 21, 1959, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation July 21, 1960; and

WHEREAS, the applicant requested reopening of this application and amendment of the Resolution adopted July 8, 1958 by reducing the area occupied by the gasoline service station as indicated on plans marked "Received June 16, 1960," 2 sheets; and

WHEREAS, this application was reopened on June 28, 1960 and set for hearing on July 26, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 26, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated June 6, 1960 acting on N.B. Applic. No. 156-56, reads:

"1. The reduction in square area of plot, the relocation of the masonry and W I. picket interior lot line walls and proposed building partly in Retail Use and partly in Residence Use, previously granted by the Board of S&A under Cal No. 915-57-BZ is contrary to resolution adopted July 8, 1958 as amended April 21st, 1959 and should be referred back to said Board for further consideration.

"2. The proposed extension of time, pursuant to Sec. 22A of the Zoning Resolution, in which to obtain permits and complete work, said time expired April 21st, 1960, is also contrary to the foregoing resolution of the Bd of S&A."



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*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 8, 1958, as amended through July 21, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained; that the size of the plot to be used as a gasoline service station may be reduced as shown on drawings filed with this application for amendment dated June 16, 1960, 2 sheets, *on condition* that the portion of the property now to be omitted, which was previously included in the original resolution, shall not be used for a gasoline station but only for conforming use, unless a further variance is obtained from this Board."

## 835-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of the present gasoline service station and motor vehicle repair shop and extend the area and uses to include lubritorium, car washing, salesroom, utility room, business sign and parking and storage of motor vehicles.

PREMISES AFFECTED—5 Willowbrook Road, 747-753 Richmond Avenue, southeast corner, and 1647-1653 Forest Avenue, Block 1065, Lot 27, Graniteville, Borough of Richmond.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1959 acting on N.B. Applic. No. 1316-59, reads:

"1. The demolition, reconstruction and extension of use and area of an existing gasoline service station and motor vehicle repair shop to gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles in a lot located within a retail use district is contrary to Article II Section 4-A, Section 4(a) and Subsections (29) and (46) of the Zoning Resolution.

2. Proposed business sign (supported on light standard) projecting more than 18" beyond the Building Line is contrary to Article II Section 4-A and Section 4(a) and Subsection (49) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a retail use district, the reconstruction of the present gasoline service station and motor vehicle repair shop and extension of area and uses to include lubritorium, car washing, sales and utility rooms, business sign and parking

and storage of motor vehicles, *on condition* that the work shall be done in accordance with drawings filed herewith dated December 4, 1959, 1 sheet and February 3, 1960, 4 sheets; that the trees existing along the street shall be maintained; that the tires now piled in the open spaces on the plot shall be removed; that temporary signs shall be removed; that the sidewalk and curb cuts shall be repaired or newly installed to the satisfaction of the Borough President; that toilet doors shown shall be made remote from each other; that no future pump island shall be included in this resolution; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 836-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—filed pursuant to Section 35, Article 3, of the General City Law—re premises partly located in the bed of a mapped street—proposed widening of Richmond Avenue and Forest Avenue.

PREMISES AFFECTED—5 Willowbrook Road, 747-753 Richmond Avenue, southeast corner, and 1647-1653 Forest Avenue, Block 1065, Lot 27, Graniteville, Borough of Richmond.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1959 on N.B. Applic. 1316-59, reads:

"3. Portion of the premises partly in the bed of a mapped street is contrary to the General City Law, Article 3, Section 35."

and

WHEREAS, the applicant states that the building will be located in retail use, D area, class 1½ and 1 height districts; and

WHEREAS, the applicant states that it is proposed, under this application, to demolish, reconstruct and extend the area of the plot and extend the uses to include gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles; that the new accessory building will be one story in height, of class 3 construction, having a frontage of 56 feet 8 inches, a depth of 27 feet 8 inches and will contain the conjunctive uses to a gasoline service station, etc.; and

WHEREAS, the applicant further states that Richmond Avenue and Forest Avenue are proposed to be widened approximately 25 feet each; that the City does not have title to the proposed widening and there is no proceeding pending to acquire; that the owner will not make any claims for construction in the bed of the mapped street; that as it is only proposed to install 2 gasoline pumps and one sign and post standard and drive over that portion of the property in the bed of the mapped street; that it is respectfully requested that this application be granted; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. App. 1316/59, Objection No. 3, dated November 5, 1959, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, *on condition* that all requirements cited in the resolution adopted by the Board this day under Cal. No. 835-59-BZ shall be complied with and a certificate of occupancy shall be obtained.



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## 887-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the extension in area and reconstruction of an existing gasoline selling station, office, greasing and extend these uses to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—112-45 to 112-57 (112-47 official Northern Boulevard, and 112-70 to 112-78 Astoria Boulevard, northwest corner, Block, 1707, Lot 19, Corona, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1959 acting on N.B. Applic. No. 4360-59, reads:

"1. Proposed demolition, reconstruction and extension of area and use of an existing office, greasing and sale of gasoline to—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles in a lot located within a Business Use district is contrary to Art. II sect. 4(a) subsections 29 and 46 of the Zoning Resolution.

2. Proposed ground sign in a Business Use district is contrary to Art. II sect. 4(a) subsection 49 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions 7a and 7i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 7i, to permit in a business use district, the extension in area and reconstruction of an existing gasoline selling station, office, greasing and extension of these uses to include lubritorium, minor auto repairs, car washing, sales and utility rooms, ground sign and the parking and storage of motor vehicles *on condition* that the work shall be done in accordance with drawings filed herewith dated December 24, 1959, 5 sheets; that any retaining walls required shall be constructed by this owner; that all laws, rules and regulations applicable shall be complied with; that toilet doors shall be made remote from each other; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 923-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of

the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station and office and extend the uses to include gasoline service station, lubritorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles with curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—235-15 Braddock Avenue and 89-40 to 89-46 Gettysburg Street, northwest corner, Block 7974, Lot 67, Hollis, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1959 acting on N.B. Applic. No. 4354-59, reads:

"1. Proposed demolition, reconstruction and extension of use of an existing gas station and office to—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles in a lot located within a Retail Use district and extending into a Residence Use district is contrary to Art. II Sect. 4-A and Sect. 3 of the Zoning Resolution.

"2. Proposed ground sign in the Retail Use district portion of lot is contrary to Art. II Sect. 4-A of the Z.R.

"3. Proposed curb cuts within 75'-0" of a Residence Use district are contrary to Art. II Sect. 7-A of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a, i and A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a, i and A, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station and office and extend the uses to include gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles, with curb cuts within 75 feet of a residence use district, *on condition* that the work shall be done in accordance with drawings filed with this application dated December 24th, 1959, 3 sheets and July 20, 1960, 2 sheets revised; that a brick wall 5 feet 6 inches high shall be constructed along the north lot line of the property and returned to meet at the adjacent building on the west side; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 23-60-BZ

APPLICANT—Dominick Salvati and Son for Packer Super Market Incorporated, owner.

SUBJECT—Application January 6, 1960, decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension



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excessive in built area to an existing supermarket, extending from the business use district, into the residence use district, a one story extension to house, an additional refrigerator, a 6' x 10" wide entrance and show window on 46th Street, both located within 75 feet of a residence use district.

**PREMISES AFFECTED**—4601 New Utrecht Avenue, southeast corner of 46th Street, Block 5621, Lot 21 (formerly Lot 23), Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; and

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1960 acting on Alt. Applic. No. 2822-59, reads:

"1. Proposed extension to present structure is in excess & therefore violates Art. IV Sec. 13 sub. (b) of Zoning Resolution.

2. Proposed extension extends into residence use district of lot & therefore contrary to Art. II Sec. 3 of Zoning Resolution.

Note: Parking lot in residence use district was approved under B.S.A. Res. 598-55-BZ 3/20/26."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7c and 21 of the Zoning Resolution to permit in a business and residence use, C area district, the erection of a one story extension, which exceeds permitted area coverage, to an existing supermarket extending from the business use district into the residence use district and a one story extension to house an additional refrigerator, and a 6 foot 10 inch wide entrance and show window on 46th Street, both located within 75 feet of a residence use district on condition that the work be done in accordance with drawings filed with this application dated January 6, 1960, 6 sheets, and May 16, 1960, 2 sheets; that all other laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 74-60-BZ

**APPLICANT**—Louis B. Santangelo for Cliffsedge Realty Incorporated, owner.

**SUBJECT**—Application February 5, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of the plot for storage of more than 5 motor vehicles for a term of 5 years.

**PREMISES AFFECTED**—1514 Sedgwick Avenue, east

side, 1387.52 feet south of West 176th Street, Block 2880, Lots 9, 10, 12, 13 and 15, Borough of The Bronx.

## APPEARANCES—

For Applicant: H. E. Horwood.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1960 after due notice by publication in the Bulletin; laid over to July 19, 1960 for inspection and decision; hearing closed; then to July 26, 1960 for decision; applicant to file revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated January 19, 1960 acting on Alt. Applic. No. 1080-59, reads:

"1. In a residence district the proposed parking of motor vehicles is contrary to Sect. 3, Art. II Zoning Resolution and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7h of the Zoning Resolution, for a term of five (5) years, to permit in a residence use district, the use of this plot for storage of more than five motor vehicles on a monthly basis with a gate key for each occupant, on condition that the work shall be done in accordance with drawings filed herewith dated February 5, 1960, one sheet and July 22, 1960, one sheet; that a new retaining wall be constructed by the owner if required; that the only sign used shall be that required by the Department of Licenses; and that all other laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 117-60-BZ

**APPLICANT**—Charels M. Spindler for Joseph Appleman and Ralph Roimischer, owners.

**SUBJECT**—Application February 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection and parking and storage of motor vehicles for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—1727-1733 Fulton Street, north-side, 190.1 feet east of Marion Street, 24-44 Marion Street, Block 1694, Lot 11, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin;



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laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 11, 1960 acting on N.B. Applic. No. 111-60, reads:

"1. The proposed erection of a gasoline service station, auto-washing (non-automatic), lubrication, accessory sales, minor repairs with hand tools only, safety inspection station and parking & storage for more than 5 motor vehicles on a lot located in a local retail use district is contrary to Art. II, Sec. 4-C as per Sec. 4(a) subdivisions 46 & 29 of the Zoning Resolution.

"2. Proposed ground sign in a local retail use district is contrary to Art. II Sec. 4-C as per Sec. 4(a) subdivision 49 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e, for a term of fifteen (15) years, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, non-automatic car washing, office, sales of accessories, minor repairs with hand tools only, safety inspection and parking and storage of motor vehicles, on condition that the work shall be done in accordance with drawings filed with this application dated February 19, 1960, 2 sheets and May 20, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 118-60-BZ

APPLICANT—Dominick Salvati and Son for Joseph G. Bamback, owner.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of the present garage into two shops to be operated independently, for light manufacturing of a type permitted in a business use district, the manufacturing area exceeds the 5% permitted floor space in a retail use district.

PREMISES AFFECTED—1815-19 Gates Avenue, west side, 90.07 feet north of Seneca Avenue, Block 3454, Lot 47, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 15, 1960 acting on Alt. Applic. No. 31-60, reads:

"1. The proposed change in use from public garage to manufacturing of needle trades in a bldg. located partially in a Retail and part in a Res. use district, where the manufacturing exceeds 5% of the floor space in the retail use district is contrary to Art. II Sec. 3 and Art. II Sec. 4-A (a) Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 31/60, Objection No. 1, dated February 15, 1960, be and it hereby is affirmed and that the application be and it hereby is denied.

## 160-60-BZ

APPLICANT—Guerino Salerni for John Kamerdeiner, owner.

SUBJECT—Application March 4, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution to permit in a residence use district, the extension of an existing business building.

PREMISES AFFECTED—32-15 33rd Street, east side, 125 feet south of Broadway, Block 621, Lot 31, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Guerino Salerni and Natalie Kamerdeiner.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 18, 1960 acting on Alt. Applic. No. 2378-59, reads:

"1. The proposed extension to a store in a Res. use district to be used for business purpose is contrary to Art. II Sec. 3 Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7a to permit in a residence use district, the extension of an existing business building, on condition that the work shall be done in accordance with drawings filed with this application dated March 4, 1960, 8 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 180-60-BZ

APPLICANT—Burke and Groh for Marcap Realty, owner.

SUBJECT—Application March 10, 1960—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium and minor auto repairs.

PREMISES AFFECTED—191-15 Northern Boulevard, northwest corner of 192nd Street, Block 5367, Lots 5 and 7, Flushing, Borough of Queens.

APPEARANCES—

For Application: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application denied.



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## THE VOTE TO GRANT—

Affirmative: ..... 0  
 Negative: Chairman Foley, Vice Chairman Kleinert,  
 Commissioner Sleeper, Commissioner Fox and  
 Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 9, 1960 acting on N.B. Applic. No. 7-1960, reads:

"1. The proposed erection of a gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of motor vehicles on a lot in a retail district and extending into a residence district is contrary to Art. 2 Sec. 3 & Sec. 4-A of the Z.R.

"2. The proposed erection of a ground sign on the retail portion of the lot is contrary to Art. 2, Sec. 4-A of the Z.R."

and  
 WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be not granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. #7-1960, Objection No. 1, dated March 9, 1960, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 191-60-BZ

APPLICANT—Murray L. White for William Cantelmi, owner.

SUBJECT—Application March 15, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the change in use of the present two story stable to a one story building for the storage of non-combustible building materials and the one story masonry building to a non-storage garage for four (4) motor vehicles without the required rear yard and the parking and storage of the owner's motor vehicles on the open area.

PREMISES AFFECTED—421-425 Rochester Avenue, east side, 164 feet south of East New York Avenue, Block 4596, Lot 112, Borough of Brooklyn.

APPEARANCES—  
 For Applicant: Murray L. White.  
 For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
 Commissioner Sleeper, Commissioner Fox and  
 Commissioner Becker ..... 5  
 Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; applicant to file revised drawing; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 1, 1960 as amended by decision dated May 16, 1960, acting on Alt. Applic. No. 3948-59, reads:

"1. Proposed change of occupancy, in a Residence Zone, from accessory garage and stable to 4 car non-storage garage, & storage of non-combustible materials & parking of not more than 5 motor vehicles in the vacant space on lot, is contrary to Article II, PP. 3 of the Zoning Resolution. (Note—Alt. #490-60 is filed for 3-car accessory garage to dwelling on the lot).

"2. As occupancy of the building is proposed to be changed from an accessory use garage to occupancy as stated, a rear yard is required as per Article IV, PP. 13 —PP.17 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the change in use of the present two story stable, to a one story building, for the storage of non-combustible building materials, and the one story masonry building to a non-storage garage for four motor vehicles, without the required rear yard, and the parking and storage of the owner's motor vehicles in the open area *on condition* that the work be done in accordance with drawings filed with this application dated March 15, 1960, 2 sheets, May 20, 1960, 2 sheets and July 19, 1960, 2 sheets revised, on the further condition that the woodshed at the southwest corner of the lot and the shack on the Rochester Avenue front be removed; that a woven wire fence on a concrete curb, of a total height of five feet six inches in height, shall be constructed along the Rochester Avenue building line and returned to the dwelling at the north lot line; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 192-60-A

APPLICANT—Murray L. White for William Cantelmi, owner.

SUBJECT—Application March 15, 1960—filed pursuant to Section 36 of General City Law re—proposed use of a 3 car garage accessory to dwelling on lot which does not face on a legally mapped street, and an Appeal from a decision of the Borough Superintendent re—Class 3 and 4 Construction.

PREMISES AFFECTED—421-425 Rochester Avenue, east side, 164 feet south of East New York Avenue, Block 4596, Lot 112, Borough of Brooklyn.

APPEARANCES—

For Applicant: Murray L. White.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
 Commissioner Sleeper, Commissioner Fox, and  
 Commissioner Becker ..... 5  
 Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 1, 1960 on Alt. Applic. 490-60, reads:

"1. Proposed legalizing of a 3 car garage accessory to dwelling on lot which does not face on a legally mapped street, is contrary to General City Law #36."

and

WHEREAS, the applicant proposes to legalize an existing 3 car garage as an accessory use to a two family dwelling on the same plot; that the premises are 100 feet by 94 feet in area, located in residence use, C area, class 1 height district; that the present garage was built in 1954 by a previous owner; that the garage building will be altered to reduce its height to 1 story; that its area will remain



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24 feet 6 inches by 20 feet; that its construction will be changed from class 4 to class 3; that the dwelling was legally built at the time Rochester Avenue was a legally mapped street; that if it had the 3 car garage built at the same time as the dwelling, there would be no question as to its legality today, even though Rochester Avenue is no longer on the City Map; that the garage will be class 3 non-fireproof building which complies in all respects to the Administrative Code; that the owner had nothing to do with the removal of Rochester Avenue from the City Map; that it is therefore submitted that the owner has a legitimate claim to an accessory 3 car garage in accordance with Article 2 Section 3 of the Zoning Resolution; that Calendar Number 191-60-BZ affects other buildings on the same lot; and

WHEREAS, the premises were inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated March 1, 1960, acting on Alt. App. 490-60 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. No. 191-60-BZ be complied with; and that a certificate of occupancy shall be obtained.

## 201-60-BZ

APPLICANT—Leonard F. Rothkrug and Louis Bellini for Sarah Naham, owner; Key Food, lessee.

SUBJECT—Application March 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the extension of a retail supermarket portion of a retail store building to cover more than the permitted area.

PREMISES AFFECTED—195-03 to 195-11 Jamaica Avenue northeast corner of 195th Street, Block 10459, Lot 1, Hollis, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh, Milton Ritter and Louis A. Bellini.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 23, 1960 acting on Alt. Applic. No. 2893-59, reads:

"1. Proposed extension to existing structure in a D area district is in excess of permitted area occupancy and contrary to Art. IV, Sec. 14(c) of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted on certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a D area district, the extension of a retail supermarket portion of a retail store building to cover more area than

permitted, *on condition* that the work shall be done in accordance with drawings filed herewith dated March 17, 1960, 8 sheets, except that there shall be a trucking berth provided in the open area at the northwest corner of the plot which shall be at least 33 feet deep and 12 feet minimum width; that the sidewalk shall be repaired to the satisfaction of the Borough President; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 205-60-BZ

APPLICANT—Leonard F. Rothkrug for Edward I. Friedman, owner; Eleanor Worley Blenman, lessee.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing five story building occupied as doctor's office and the dwelling, the change in occupancy to editorial offices on the fourth and fifth stories in conjunction with a one family dwelling for a temporary term of ten (10) years.

PREMISES AFFECTED—130 East 74th Street, south side, 112 feet 6 inches west of Lexington Avenue, Block 1408, Lot 161, Borough of Manhattan.

### APPEARANCES—

For Applicant: Robert J. Groh, Milton Ritter, Edward I. Friedman and P. N. Growney.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960, after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 1, 1960, acting on Alt. Applic. 195-60, reads:

"8. Proposed offices located in a residence district are contrary to Sec. 3 of Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 195-60, Objection No. 8, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 206-60-A

APPLICANT—Leonard F. Rothkrug for Edward I. Friedman, owner; Eleanor Worley Blenman, lessee.

SUBJECT—Application March 18, 1960—appeal from decision of the Borough Superintendent re—change in use, stair enclosures, stairs and windows, etc.

PREMISES AFFECTED—130 East 74th Street, south side, 112 feet 6 inches, west of Lexington Avenue, Block 1408, Lot 161, Borough of Manhattan.

### APPEARANCES—

For Applicant: Robert J. Groh and Milton Ritter.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker .....  
Negative .....



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209-60-BZ

APPLICANT—Aaron Halpern for Jaye and Gaby Corporation, owners.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the change in use of the cellar, from storage and boiler room, to boiler room, and the extension of the factory from the first floor to the cellar.

PREMISES AFFECTED—189-33 to 189-35 (189-33 official) Linden Boulevard, and 116-46 to 116-52 190th Street, north west corner, Block 11059, Lot 21, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960, for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 17, 1960 acting on Alt. Applic. No. 2806-59, reads:

"1. Proposal to extend factory use in a Retail Use district is contrary to Art. II Sec. 4-A of the Zoning Resolution."

and WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2806-59, Objection No. 1, be and it hereby is affirmed and that the application be and it hereby is denied.

223-60-BZ

APPLICANT—Leonard F. Rothkrug for 13 West 100th Street Corporation, owner; Valu-Wise Supermarket, lessee.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Sections 21 and 7a of the Zoning Resolution, to permit in a residence use, B area district the combining and extension of two present legal non conforming retail stores with the rear extension exceeding the permitted area coverage and erection of a business sign.

PREMISES AFFECTED—13 and 15 West 100th Street, north side, 150 feet west of Central Park West, Block 1836, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert T. Groh, Milton Ritter and Jay M. Spinner.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960, after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 3, 1960, acting on Alt. Applications 412 and 413-60 (2 sheets), reads:

"A1—Proposed extension of retail use and signs in a residence use district is contrary to Article II Section 3 of the Zoning Resolution.

"A3—Proposed extension to building at rear and at interior court; exceeds the maximum 65% area coverage permitted for a residence building in a 'B' area district; is contrary to Article IV Section 12 of the Zoning Resolution.

"A4—Provide a rear yard as per Section 17 of the Zoning Resolution starting at curb level."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, B area district, the combining and extension of two present legal non-conforming retail stores with the rear extension exceeding the permitted area coverage and erection of a business sign on condition that the work conform to drawings filed with this application dated March 25, 1960, six sheets, except that a passage shall be provided from the rear fire escapes to the street as required by law; that the roof on the rear extension shall be fireproof; and that all other laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

224-60-A

APPLICANT—Leonard F. Rothkrug for 13 West 100th Street Corporation, owner; Valu-Wise Supermarket, lessee.

SUBJECT—Application March 25, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 53 of the Multiple Dwelling Law—re—egress—removal of party wall between buildings.

PREMISES AFFECTED—13 and 15 West 100th Street, north side, 150 feet west of Central Park West, Block 1836, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert T. Groh, Milton Ritter and Jay M. Spinner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 3, 1960 on Alt. Applic. 412 and 413-60, (2 sheets), reads:

"C1—Removal of masonry wall between bldgs. #13 and #15 W. 100th Street on 1st floor increasing area to over 3,000 sq. ft. in a non-fireproof bldg. (Class III) contrary to Sec. 4.2.1 B.C. (Tabular Limits)."

and

WHEREAS, the applicant states that the building is 50 feet by 74 feet in area, 5 stories, 52 feet 4 inches high, of class 3 construction, located in residence use, B area, class 1½ height district, built in 1889, now used and occupied since 1889: cellar—ordinary storage; 1st floor—two retail stores; 2nd to 5th floors—3 families each floor; that the proposed use and occupancy will be: cellar—accessory storage; 1st



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floor—1 retail market, 50 persons; 2nd to 5th floors—3 families each floor; and

WHEREAS, the applicant states that it is proposed to alter the 1st floor only of each of the buildings by removing the party wall between the two retail stores so that both areas will be used conjunctively as a retail supermarket; that it is proposed to erect a one-story extension at the rear, of class 3 construction; that objection C-1 of the Department of Buildings objects to the removal of the masonry party wall between the two buildings on the 1st floor as the combined area is over 3,000 square feet and fireproof construction is necessary; that the building is 5 stories and 52 feet 4 inches in height; that Section 4.2.1 of the Building Code requires that the building be only 4 stories in height and not more than 50 feet in height before non-fireproof construction would be acceptable; that the two retail stores have been in existence since 1889; that the combined area of the existing 1st floor retail use is less than 3700 square feet; that compliance with the Code would be a hardship in that it would require the destruction of the building; that the hardship would be unnecessary because the proposed alteration and removal of the party wall will increase the fire-safety of the building in many respects without any increase in hazard; that the proposed 1st floor area is 4300 square feet; that the reconstruction and alteration will provide needed changes to an old building which has not been maintained properly nor improved since the erection 70 years ago; that the proposed retail supermarket use is non-hazardous and no Fire Department permit is required; that no cooking will be done on the premises; that the open aisles customary for a retail food market guarantees better egress facilities than exist at the present time; that the first floor ceiling will be fire-retarded and the other construction features proposed will be an improvement over the existing legal conditions; that it is proposed to provide the building with new fire escapes leading to a passageway out to the street; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated May 3, 1960, acting on Alt. App. 412 and 413-60, Objection No. C1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. No. 223-60-BZ shall be complied with; on the *further condition* that a sprinkler system be installed in the cellar and first floor of the building; and that a certificate of occupancy be obtained.

## 229-60-BZ

APPLICANT—Robert Gottlieb for Max Greenberg, owner.  
SUBJECT—Application March 28, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2484-2490 Arthur Avenue, east side, 65 feet north of East 189th Street, Block 3078, Lot 4, Borough of The Bronx.

### APPEARANCES—

For Applicant: Gerald Levy.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 22, 1960 acting on Alt. Applic. No. 161-60, reads:

"1. Proposal to change the use of subject premises (located partly in a Retail Use District and partly in Residence Use District) from vacant land to parking and storage of more than 5 motor vehicles is contrary to Art. II Sect. 3 of the Zon. Resol."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated March 28, 1960, 3 sheets; that the lot shall be paved with clean cinders or gravel, treated with a binder, properly graded and drained; that a woven wire fence on a concrete curb with a total height of 5 feet 6 inches shall be constructed around the lot except where an adjacent building is located on the south side and with the exception of two gates of similar height and material on the street front; that the sign shall be limited to that required by the Department of Licenses; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 230-60-BZ

APPLICANT—Haus and Bresin for United Sports Centers Incorporated, owner.

SUBJECT—Application March 28, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of an existing building, from theatre, stores, club room and dance studio, to bowling alleys with accessory restaurant and bar extending from retail use into the residence use portion of the plot.

PREMISES AFFECTED—7118 Third Avenue and 261-281 72nd Street, northwest corner, Block 5890, Lot 43, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Millard Bresin.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision, hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 16, 1960 acting on Alt. Applic. No. 3612-59, reads:

"1. On a lot located partly in a residence use district and partly in a retail use district the proposed change in use and the construction of two new floors within the present envelope of the building is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.



# MINUTES

*Resolved*, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the change of occupancy of an existing building from theatre, stores, club room and dance studio, to bowling alleys, with accessory restaurant and bar, extending from the retail use into the residence use portion of the plot on condition that the work shall be done in accordance with drawings filed with this application dated March 28, 1960, 7 sheets, and June 7, 1960, 3 sheets revised; on the further condition that the openings in the wall on 72nd Street be closed with brick which will match the present brick; that the Third Avenue and 72nd Street frontages be steam-cleaned; other laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 231-60-A

APPLICANT—Haus and Bresin for United Sports Centers Incorporated, owner.

SUBJECT—Application March 28, 1960—appeal from a decision of the Borough Superintendent re—construction change from class I to class III, building over 50 feet in height, stairs.

PREMISES AFFECTED—7118 Third Avenue and 261-281 72nd Street, northwest corner, Block 5890, Lot 43, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Millard Bresin.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

|                                                                                                                           |   |
|---------------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... | 5 |
| Negative .....                                                                                                            | 0 |

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 16, 1960 on Alt. Applic. 3612-59, reads:

"2. The proposed change from Class 1 to Class 3 construction by altering the structure with class 3 construction in a building over 50 feet in height is contrary to 4.2.1 of Adm. Code.

3. Both required stairs shall lead in continuing enclosure directly to street and roof in conformity with provisions of 6.4. 1.11 of A.C."

and

WHEREAS, the applicant states that the building is 88 feet by 169 feet in area, 3 stories, 55 feet high, of class I construction, located in retail and residence use, C area, class 1¼ height district, built in 1915, now vacant; that there is no certificate of occupancy; that the proposed use and occupancy will be: cellar—bowling alleys and offices, 170 persons; 1st floor—bowling alleys, restaurant and bar, 170 persons; 2nd floor—bowling alleys and offices, 170 persons; that the original use of the buildings was: theatre and stores; that this use will be discontinued and building rebuilt in a class III building of same size; and

WHEREAS, the applicant states that the top of the roof of the highest portion of the occupied building is 55 feet above grade; that a non-fireproof building of class III construction is limited to 50 feet in height by Section 4.2.1 of the Building Code; that actually, the excess height consists of trusses over the theatre auditorium; that these trusses support a concrete roof slab and are protected on the underside by a metal lath and plaster suspended ceiling; that the highest portion of this ceiling is less than 50 feet above grade; that this excess height applies to only a portion of the building, since the roof over the business portion along Third Avenue is less than 50 feet in height, and the trusses slope down to below the 50 feet level; that it is proposed to install two new fireproof stairways 5 feet 6 inches in width, serving the 3 floors to be occupied by

bowling alleys; that these stairs will have masonry enclosures and will comply with the Building Code in all respects, except as to extension to roof; that in a two-story building no bulkheads would be required if there was no connection between the stairhall and the 1st floor; that in this case there seems to be no good purpose served by extending the stairways to the roof; that a roof bulkhead near the front of the building will mar its appearance; that the present 3rd story of the small business portion of the building is to remain undisturbed; that this floor will be used as a mechanical equipment room; that it is proposed to extend one of the new stairways to serve this room and to provide a scuttle and ladder to the equipment room from the other stairhall; that two scuttles with stationary double rung iron ladders will be provided to the roof; that even if bulkheads were provided to the roof, they could serve only an area 24 feet by 88 feet in size; that this is the flat roof over the business portion of the building; that the truss roof over the auditorium would not be accessible since it is considerably higher as shown on the section; that the roof over the unoccupied stage area is still at another level; that there are open yards on both sides of this building, so that no egress from the roof to an adjoining building would be possible; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated March 16, 1960, acting on Alt. App. 3612-59 Objection No. 3 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that Objection No. 2 will be complied with and that all new construction shall be Class One or Class Two; that all the requirements of the resolution adopted this day under Cal. No. 230-60-BZ shall be complied with; and that a certificate of occupancy shall be obtained.

## 262-60-BZ

APPLICANT—Frank L. Thompson for Robert J. Mack-soud, owner; Bay Ridge Medical Group, H.I.P., lessee.

SUBJECT—Application April 8, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use district the extension of the medical center on the first floor of an existing building presently used as a medical center and dwelling to include the cellar and second floor and two garage buildings and a proposed extension in the rear yard exceeding the permitted area coverage and encroaching on the required rear yard.

PREMISES AFFECTED—7708-7712 Fourth Avenue, west side, 43 feet south of 77th Street, Block 5960, Lot 42, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Frank L. Thompson.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

|                                                                                                                           |   |
|---------------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... | 5 |
| Negative: .....                                                                                                           | 0 |

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 19, 1960 for continued hearing at request of objector; and for inspection; then to July 26, 1960 for further study and decision; and

WHEREAS, the decision of the Borough Superintendent, dated April 4, 1960 acting on Alt. Applic. No. 2539-59, reads:

"1. In a residence use district, the proposed change in use of the building to a medical center on all floors is contrary to Art. II Sec. 3 subdiv. 6(a) of the Z.R.

2. The area of the proposed medical center as extended exceeds that permitted by Art. IV Sec. 13(b) of the Z.R.



# MINUTES

3. The proposed X-Ray laboratory (formerly an accessory private garage) is located in the required rear yard in violation of Art. IV Sec. 17 of the Z.R."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use district, the extension of the Medical Center on the first floor of an existing building presently used as a Medical Center and dwelling, to include the cellar and second floor and two garage buildings, and the proposed extension in the rear yard exceeding the permitted area coverage and encroaching on the required rear yard *on condition* that the work be done in accordance with drawings filed with this application dated April 8, 1960, eight sheets, and June 7, 1960, four sheets; that the new x-ray space shall be lead lined; that all other laws, rules and regulations shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 265-60-BZ

APPLICANT—Elliot Saltzman for Palisades Management Corporation, owner.

SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles of the passenger type.

PREMISES AFFECTED—1806-1808 Palisades Place, east side, 162.26 feet north of Popham Avenue, Block 2877, Lot 548, Borough of The Bronx.

### APPEARANCES—

For Applicant: Elliot Saltzman.  
For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox, and  
Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1960, acting on Alt. Applic. No. 202-60, reads:

"1. Proposal to change the use of premises located in a Residence Use District from vacant land to parking of more than 5 motor vehicles, passenger type, is contrary to Art. II Sect. 3 of the Zon. Resol."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application be not granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 202/60, Objection No. 1, dated March

21, 1960, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 266-60-BZ

APPLICANT—Elliot Saltzman for Anita Derevesky, owner.  
SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7i and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection and maintenance of a one story building as a motor vehicle repair shop excluding body and fender work and occupying more than the permitted area coverage.

PREMISES AFFECTED—563-565 Utica Avenue, east side, 285 feet south of Rutland Road, Block 4604, Lot 69, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Elliot Saltzman.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 11, 1960 acting on N.B. Applic. No. 58-60, reads:

"1. The erection of a building to be used as a 'Motor Vehicle Repair Shop and Office' on a lot located in a Business Use District, is contrary to Art. II, Sec. 4, Subdiv. (29) of the Zoning Resolution.

"2. Proposed building exceeds the maximum permitted area coverage (C District) and is therefore contrary to Art. IV, Sec. 13, Subdiv. (b) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7i and 21, to permit in a business use, C area district, the erection and maintenance of a one story building as a motor vehicle repair shop, excluding body and fender work and occupying more than the permitted area coverage, *on condition* that the work shall be done in accordance with drawings filed with this application dated April 12, 1960, 1 sheet and June 7, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 271-60-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkins for Louis C. Tommone, owner; Gun Hill Manor, lessee.  
SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a restricted retail use district, the change in occupancy and extension of a restaurant and snack bar to catering and cabaret with accessory customer and employee parking, all for a temporary term of 20 years

PREMISES AFFECTED—1920-1924 Gun Hill Road, west side, 175 feet north of Waring Avenue, Block 4505, Lot 9 Borough of The Bronx.



# MINUTES

## APPEARANCES—

For Applicant: Robert T. Groh and Milton Ritter.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 8, 1960 acting on Alt. Applic. No. 862-59, reads:

"1. Proposed extension and change of use to a one story class 3 building located in a restricted retail use district from restaurant and snack bar to catering, cabaret, restaurant, bar, dining room, office, storage, kitchen and patrons parking for more than five motor vehicles violates Art. II Sect. 4-B of the Zoning Resolution."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit in a restricted retail use district, the change in occupancy and extension of a restaurant and snack bar, to catering and cabaret, with accessory customer and employee parking, for a term of twenty (20) years, *on condition* that the work shall be done in accordance with drawings filed with this application dated April 12, 1960, 4 sheets and June 22, 1960, 2 sheets, that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 298-60-BZ

APPLICANT—James E. Vassalotti for Ronald M. Larocca and Salvatore A. DiConza, owners.

SUBJECT—Application April 21, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail and residence use district, the change in occupancy of an existing two story and basement building presently used as a two family dwelling to professional offices to be occupied by two tenants.

PREMISES AFFECTED—478 Bay Ridge Parkway, south side, 86 feet 6½ inches west of 5th Avenue, Block 5941, Lot 39, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama, James E. Vassalotti and Salvatore A. DiConza.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 6, 1960 after due notice by publication in the Bulletin; laid over to July 19, 1960 for inspection and decision; hearing closed; then to July 26, 1960 for decision; applicant to file revised drawing as to front of building; and

WHEREAS, the decision of the Borough Superintendent, dated April 14, 1960 acting on Alt. Applic. No. 917-60, reads:

"1. The proposed change of use from an existing two (2) family dwelling to professional offices—two (2) tenants in a lot located partly in a Local Retail use district and partly in a Residence use district is contrary to Article II, Section 4-C and Section 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution, for a term of twenty (20) years, to permit in a local retail and residence use district, the change in occupancy of an existing two story and basement building presently used as a two family dwelling, to professional offices to be occupied by two tenants *on condition* that the work shall be done in accordance with drawings filed herewith dated April 21, 1960, 6 sheets, and July 25, 1960, 2 sheets; on the *further condition* that all other laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 299-60-A

APPLICANT—James E. Vassalotti for Ronald M. Larocca and Salvatore A. DiConza, owners.

SUBJECT—Application April 21, 1960—Appeal from a decision of the Borough Superintendent—re Live Load.

PREMISES AFFECTED—478 Bay Ridge Parkway, south side, 86 feet 6½ inches west of 5th Avenue, Block 5941, Lot 39, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti, Salvatore A. DiConza and Alfred A. Lama.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative: Chairman Foley ..... 1  
Negative: Vice Chairman Kleinert, Commissioner Sleeper,  
Commissioner Fox, and Commissioner Becker ..... 4

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 14, 1960 on Alt. Applic. 917-60, reads:

"2. Live load of 40 pounds per square foot on 1st and 2nd floors violates Section 7.3.2.2.2. of the Administrative Building Code."

and

WHEREAS, the applicant states that the building is 20 feet by 60 feet in area, 2 stories and basement, 29 feet high, of class 3 construction, located in local retail and residence use, C area, class 1¼ height district, no record as to date of erection, now used and occupied: basement—ordinary storage; 1st floor—one family, 5 persons; 2nd floor—one family, 5 persons; that the proposed use and occupancy will be: basement—professional office, 10 persons; 1st and 2nd floors—professional offices, 12 persons each floor; and

WHEREAS, the applicant states that it is proposed to change the use of the present 2 family dwelling to a professional office with one tenant (Doctor) in basement and one tenant (Law Offices) on the 1st and 2nd floors; that the building now has a floor load capacity of 40 lbs. per square foot on the 1st and 2nd floors; that the 1st and 2nd floors will have a posted floor capacity of 40 lbs. per square foot and will only be occupied by twelve (12) people on each floor at any one time; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the appeal not be granted.



# MINUTES

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 917-60, Objection No. 2 dated April 14, 1960, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 338-60-BZ

APPLICANT—M. Milton Glass for Mayer Whittlesey Glass and 39 West 12th Street Corporation, owners.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business and residence use, B and D area,  $\frac{3}{4}$  and  $1\frac{1}{2}$  height district, the erection of a multiple dwelling with a north and south wing, the south wing located in a D area, Class  $\frac{3}{4}$  height district exceeds the permitted height and exceeds the permitted area coverage, the north wing located in a B area district, encroaches on the required rear yard.

PREMISES AFFECTED—37-39 West 12th Street, north side, 400 feet west of 5th Avenue, and 12-28 West 13th Street, south side, 235 feet west of 5th Avenue, Block 576, Lots 25, 27, 29, 30, 31, 33, 61 and 62, Borough of Manhattan.

### APPEARANCES—

For Applicant: M. Milton Glass and Samuel P. Gray.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960, after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated, May 3, 1960, acting on N.B. Applic. 102-59, reads:

"A48. The proposed new building south wing, (37-9 West 12th St.) is located in a  $\frac{3}{4}$  times height district and is shown to exceed  $\frac{3}{4}$  times the width of the street at street building line, therefore same is contrary to Art. III Sec. 8 (a) of the Zoning Resolution.

A49. The proposed new building, south wing (37-9 West 12th St.) is located in a "D" area district and residence use zone district the occupied area shown is excessive and is contrary to Article IV Sec. 14(c) of the Zoning Resolution.

A50. The yard of the North wing (12-28 West 13th St.) which is located in a "B" area and business use district is less than is required by Art. IV Sec. 12a of the Zoning Resolutions."

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds that the excess coverage is limited to a one story structure which acts as a passageway between the 12th and 13th Street buildings; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in business and residence use, B and D areas, class  $\frac{3}{4}$  and  $1\frac{1}{2}$  height districts, the erection of a Multiple Dwelling with a north and south wing, of which the south wing located in a D area, class  $\frac{3}{4}$  height district, exceeds the permitted height and exceeds the permitted area coverage, and the north wing located in a B area district encroaches on the required rear yard, *on condition* that the work shall be done in accordance with drawings filed with this application dated May 4, 1960, 8 sheets and July 26,

1960, 2 sheets; that the excess rear yard in the D district shall be maintained unencumbered; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 12:01 P.M.

JOSEPH J. DOYLE, Chief Clerk.

## REGULAR MEETING

TUESDAY AFTERNOON JULY 26, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

## 219-60-SM

APPLICANT—Hornan Echavarria, Agent; C. A. Venezolana De Cementos, owner.

### APPEARANCES—

For Applicant: Hernan Echavarria.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

219-60-SM—Hernan Echavarria, agent for C. A. Venezolana De Cementos, filed for approval of the materials known as Cemento Vencemos Type I (Portland Cement) and Cemento Vencemos Type II (Portland Cement), as manufactured at Pertigalete, Venezuela, S.A. and Cemento Vencemos Blanco Type I (White Portland Cement) as manufactured at Barquisimeto, Venezuela, S.A.

USE: Cement used for concrete and concrete products.

DESCRIPTION: At the Pertigalete, Venezuela plant the clinker for Type I and Type II cement is manufactured by the wet process and the raw materials in the quarry which is close to the plant are as follows:

1. High grade limestone with an average of 92%  $\text{CaCO}_3$ . The quarry has a thin clay overburden which is not removed and occasional clay pockets. In storage the material is placed in two piles, one practically pure containing 95%  $\text{CaCO}_3$ , the other titrating between 85 and 95%. The higher grade rock is used for making Type II slurry and for occasional correcting of lime deficiency in Type I slurries.

2. Shaley limestone containing about 65%  $\text{CaCO}_3$ . This is the main source of alumina for Type I slurry. Not ordinarily used for Type II.

3. Clayey sandstone between 65% and 95% silica.

4. Iron ore shipped in from Puerto Orday, Venezuela. Used mainly for Type II but occasionally in small amounts in Type I slurry.

The materials from the quarry are dry crushed in primary crushers, then kept in storage in a roofed structure. Material is withdrawn by conveyor under the building. Gypsum is brought to the plant already crushed from a plant in Macuro, Venezuela.

After the raw material is taken from the storage building by belt conveyor it goes to four new grinding mills, weighed by feedweights. The material then goes to a slurry mill where water is added; thence to six slurry blending tanks, thence to two slurry basins (1 one for Type I, 1 for Type II). From the slurry basin the slurry is fed into the upper end of the kilns which are fired with natural gas. After the clinker is air cooled it is combined with gypsum and ground in a finish mill. When finish ground the cement is pumped to silos for storage, prior to shipment. There are dockside loading facilities at the plant.

CONTROLS: Hourly samples are taken for carbonate determination just before the material is placed on storage piles.



# MINUTES

Hourly readings are taken on feedweights at raw grinding mills. Hourly determinations are made on the viscosity of the slurry. The hourly samples from the raw mill taken by laboratory personnel are used to determine  $\text{CaCO}_3$ , water content, liter weight and residues on 100 and 200 mesh sieves. At the blending tanks a complete composite chemical analysis is made every 24 hours. At the kiln, feed samples are taken every 2 hours. The burner takes an hourly sample from each kiln at the clinker exit. A sample is taken every hour at the finish grinding mill.

On composite monthly samples a complete chemical analysis is made in addition to the regular A.S.T.M. test.

There is a complete modern air conditioned laboratory on the premises under competent personnel and equipment to make the tests required for A.S.T.M. standards.

**DESCRIPTION:** At the Barquisimeto Plant the clinker for the white cement is manufactured by the wet process similar to that described for the Pertigalete Plant. The raw materials used are high grade limestone, Kaolin, sand and gypsum.

The process differs from the Pertigalete Plant in that the clinker instead of being air cooled is briefly subjected to cold water for cooling. This treatment greatly improves the whiteness of the cement. Also the kiln is oil fired rather than gas fired. To minimize contamination that would affect the color of the cement ceramic balls rather than steel balls are used in the grinding process.

**CONTROLS:** Daily average samples are taken of the raw materials. Fuel oil is analyzed occasionally. At the Raw Mill feed blending and output are controlled by weighing. The slurry mill contents are sampled every hour and subjected to tests for specific gravity, fluidity titration. Twice a shift the residue in US 100 and 200 is determined.

The slurry blending tanks have a complete chemical analysis on a composite sample daily.

Once during a shift, the slurry basin (kiln feed) is sampled for a physical test. The kiln is controlled by modern instruments. Clinkers are sampled once an hour for physical tests. There is a daily average chemical test of the clinker. For cement leaving the mills once an hour physical tests are made and there is a daily average chemical test. At the Barquisimeto Plant the laboratory is air conditioned with modern equipment and a competent staff to make the test required for ASTM standards.

**INSPECTION & TEST:** The plants at Pertigalete and Barquisimeto, Venezuela were inspected by the Committee on Test consisting of Commissioner H. P. Fox and Director W. A. Nolan. Selected samples which were shipped to Robert W. Hunt of Chicago, Ill. showing that Cemento Vencemos Type I (Portland Cement), Cemento Vencemos Type II (Portland Cement), Cemento Vencemos Blanco Type I (White Portland Cement) comply with the ASTM requirements for those types of cement are on file with the Board.

**RECOMMENDATION:** On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Cemento Vencemos Type I (Portland Cement), Cemento Vencemos Type II (Portland Cement) and Cemento Vencemos Blanco Type I (White Cement) for use in New York City under the provisions of Section C26-312.0 Administrative Building Code, on condition that the owner shall submit monthly for a period of six months from the date of this resolution and annually thereafter, a certified copy of mill reports certifying that all cement manufactured at the applicant's plants and shipped into New York complied with all requirements of this resolution including ASTM 150-56 specifications.

The Committee further recommends that all bulk shipments of the cements shall be adequately protected, during shipment so as to preclude the possibility of any moisture entering into the spaces in which the cement is stored and all ocean bills of lading shall be stamped "Approved by the

Board of Standards and Appeals for use in New York City under Calendar Number 219-60-SM."

(Sgd.) HUGH P. FOX,  
Commissioner,  
WILLIAM A. NOLAN,  
Director,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 301-60-SM

**APPLICANT**—The United States Gypsum Company, owner.

## APPEARANCES—

For Applicant: William W. Bainbridge.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker .....

Negative ... .. 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

301-60-SM—Amendment to resolution as to the use of USG Metal Stud Dry Wall Partition Ceiling and Furring System.

The United States Gypsum Company, Chicago, Illinois, requested by letter that the resolution adopted by the Board under Calendar Number 301-60-SM on June 21, 1960 be reopened and amended to include approval of additional uses of the approved studs and DWC Furring Channel.

**USE:** The DWC Metal Furring Channel and approved USG Steel Studs are used for incombustible wall furring and for ceiling suspension of approved USG gypsum wall boards.

**DESCRIPTION:** The USG DWC Furring Channel is a hat shaped electrical galvanized rolled steel form. The wing flanges are nailed to masonry for wall furring and gypsum board is then secured to this furring by USG Self-drilling and tapping wallboard screws, previously approved.

For suspension of gypsum board on ceilings as a base for acoustical tile or as a finished ceiling, either USG DWC Furring Channel or USG Steel Studs are wire tied to a normal grillage of steel hangars and carrying channels. Carrying channels shall be 4 feet on centers when DWC Furring Channels are used; 5 feet on centers for USG Steel Stud Channels.

Gypsum board shall be attached to these USG Steel members by USG Dry Wall Screws previously approved. USG Steel Members shall be not over 16 inches on centers for  $\frac{3}{8}$ " thick Gypsum Boards, and not over 24 inches on centers for  $\frac{1}{2}$ " and  $\frac{5}{8}$ " thick Gypsum Boards. Dry Wall Screws shall be spaced not over 12 inches on centers.

A floor and ceiling assembly consists of 2 inches of concrete on metal lath over open web bar joists. USG DWC Furring Channels were wired to each alternate bar joist on the bottom chord by double ties of 18 gauge galvanized wire. USG  $\frac{5}{8}$ " thick tapered edge Firecode Sheetrock was fastened to the DWC Furring channels by USG Dry Wall screws 12 inches on centers. The joints were taped and cemented; all screw heads were coated with joint cement. This assembly is a 1½ hour assembly.

**INSPECTION AND TEST:** The applicant submitted a fire endurance test, Underwriters' Laboratory report Retardant 1319-30 on the 1½ hour assembly described above. In the test, the bar joists were loaded to 20,000 p.s.i. Test procedure was in accordance with ASTM Designation E-119. The assembly successfully passed a 1½ hour fire endurance rating.

The applicant submitted load and deflection Laboratory tests on USG DWC Furring Channels and USG Steel Studs loaded horizontally.

The USG Steel Studs, previously approved, and the USG



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DWC Furring Channels were examined and found to conform to published description.

Reports of all tests are on file with, and are part of, the record.

**RECOMMENDATION:** The Committee on Test recommends approval of USG DWC Steel Wall Furring Channel and USG Steel Studs previously approved, as an incombustible wall furring member to which gypsum boards are secured by USG Dry Wall Screws, previously approved. The Committee on Test further recommends that USG DWC Furring Channels, limited to 4 feet span; USG Steel Stud Channels limited to 5 feet span; may be used as a hung incombustible ceiling to which gypsum board is attached by USG Drywall Screws, the USG Steel members to be secured to standard hangars and carrying channels by double ties of #18 gauge galvanized wire.

The Committee on Test also recommends approval of an assembly of 2 inches of concrete on metal Lath on top of open web joists, USG DWC Furring channels wired to alternate open web joists on the under side 24 inches on centers, and 5/8" Firecode Type gypsum board secured to the DWC Furring channels by USG Drywall screws not over 12 inches on centers, all joints taped and cemented, screw heads covered with cement, as a 1 1/2 hour incombustible fire resistive assembly under Section C26-240 for use in Class 2 Construction.

The Committee on Test further recommends that all bills of lading, invoices or shipping tickets or each bundle of material be stamped, printed or labelled, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 301-60-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Assistant Engineer.

GEORGE F. SKLENARIK,  
Assistant Engineer.  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 343-60-SM

**APPLICANT**—Bordas Corporation, agent for Fabrica Dominicana De Cementos, C por A., owner.

## APPEARANCES—

For Applicant: Diego E. Bordas.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 343-60-SM Bordas Corporation for Fabrica Dominicana de Cementos C. por A. filed for approval of the material known as "Colon" Portland Type 1 Cement under the provisions of Section C 26-312.0 Administrative Building Code.

**USE:** Cement used for concrete and concrete products.

**DESCRIPTION:** The clinker is manufactured by the wet process and the raw materials used are a soft limestone quarried with a power shovel, no blasting being necessary, sand and gypsum.

The plant is located 5 kilometers from Ciudad Trujillo alongside the Rio Isabela. The quarry is located immediately next to the plant, providing both limestone and sand. The gypsum is brought from Barahona a city 150 kilometers west of Ciudad Trujillo. The kilns are fired with Bunker C fuel oil.

The raw limestone requires little crushing in the 200 tons per hour hammermill. The raw grinding department has two ball mills that grind the raw material before intro-

ducing it into the slurry mill from whence it goes to the blending tanks. From the blending tanks the slurry goes to the slurry basin, where it is aerated before it is pumped into the three kilns with a total capacity of 950 tons per day. The clinker resulting from the kilns is cooled and then ground in a finishing mill consisting of two ball grinding mills. The ground and finished cement is pumped into silos for storage prior to shipment.

## CONTROLS:

**SLURRY**—from each of the mills 1 sample per hour, from the blending tanks, 1 sample per 2 1/2 hrs.  
Kiln feed—1 sample per 2 hrs.

On all the above samples the following tests are made:  
% of water, Viscosity, Fineness US 80 & 200.  
Titration

**CLINKER**—for literweight—1 per hour  
for free lime—1 per 12 hrs.

**CEMENT GRINDING**—1 per 2 1/2 hrs. to determine fineness

## FINISHED PRODUCT

1 sample per hour—Fineness US 200 and Blaine  
Setting time & Normal Consistency  
1 sample per hour—Expansion  
1 sample per 2 1/2 hrs.—Determination of SO<sub>3</sub>  
1 sample per 8 hrs—Expansion, auto clave, Flow,  
Fineness US 80 & US 325  
1 sample per day—Compressive and Tensile strength  
Complete chemical analyses are made every day of slurry, clinker and cement.

The plant is provided with a complete air conditioned laboratory for proper temperature control and modern laboratory equipment so that tests may be made in conformity with ASTM standards.

The plant manager and chemist are fully qualified to control the cement manufacture.

**INSPECTION AND TEST:** The plant at Ciudad Trujillo, Dominican Republic, was inspected by a Committee on Test consisting of Commissioner H. P. Fox and Director W. A. Nolan. The applicant has submitted reports of tests conducted by Robert W. Hunt of Chicago, Ill. showing that "Colon" Portland Type 1 Cement complies with the ASTM requirements for that type cement.

**RECOMMENDATION:** On the basis of the inspection and data filed by the applicant, the Committee on Test recommends the approval of the material known as "Colon" Portland Type 1 Cement for use in New York City under the provisions of Section C26-312.0 Administrative Building Code, on condition that the owner shall submit monthly for a period of six months from the date of this resolution and annually thereafter a certified copy of mill reports showing that all cement manufactured at the applicant's plant and shipped into New York City complied with all requirements of this resolution including ASTM 150-56 specifications.

The Committee further recommends that all bulk shipment of the cement shall be adequately protected during shipment so as to preclude the possibility of any moisture entering into the spaces in which the cement is stored and all ocean bills of lading shall be stamped "Approved by the Board of Standards & Appeals for use in New York City under Calendar Number 343-60-SM."

(Sgd.) HUGH P. FOX,  
Commissioner  
WILLIAM A. NOLAN,  
Director  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 493-60-SM

**APPLICANT**—Indussa Corporation agent for S.A. des Ciments Portland Liegeois, owner.

## APPEARANCES—

For Applicant: Leon J. P. D. Sandon.



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**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 493-60-SM—Indussa Corporation for S. A. des Ciments Portland Liegeois, filed for approval of the material known as Haccourt-Vise-Common Brand Type 1 (Belgian) Portland Cement under the provisions of Section C26-312.0 Administrative Building Code.

USE: Cement used for concrete and concrete products.

DESCRIPTION: The clinker is manufactured by the wet process and raw materials used are white lime chalk containing 95%  $\text{CaCO}_3$ , gray lime chalk containing 85%  $\text{CaCO}_3$  and clay containing 25% of  $\text{CaCO}_3$  and rich in  $\text{SiO}_2$  coal mine schists rich in  $\text{Al}_2\text{O}_3$ , Pyrites ( $\text{Fe}_2\text{O}_3$ ) from blast furnaces.

The lime and clay quarry is located about  $1\frac{1}{2}$  miles from the plant. The white and gray lime chalk are mechanically transported by 15 ton trailers to the crushing mill. The mill breaks the chalk into small pieces, then the material continues to five mixers. The clay comes from the same quarry and is found below the chalk. The clay incidentally, is mined by floating a barge supporting an excavator on an artificial pond. A mixture of water and clay is sent through a distributing unit to the five chalk mixers and then to a large intermediary slurry tank. The quarry produces a mixture equalling 2700 tons of clinker a day.

The slurry goes from the intermediary tank through pipelines to a slurry tank at the entrance to the cement mill. The necessary pyrites and schists are ground separately and stocked in silos. Then the chalked paste, pyrites and schist are ground in crushing mills and mixed together. This composite slurry is then stocked in four tanks where necessary corrections for a proper homogenous product are made. Then the slurry is ready for the five rotary kilns. The kilns are heated with pulverized coal. An interesting feature of this plant is the manner in which coal is blended from a dozen bins to get the proper type which will maintain a uniform color of the finished cement.

After the clinker from the kiln is air cooled it is ground with gypsum added; then stored in silos. It is mechanically forwarded to loading quays on the banks of the Albert Canal. Covered barges take the cement to the port of Antwerp for ocean shipment.

**METHODS OF CONTROL**:—Every hour the laboratory checks: (1) The slurry coming from the quarry (2) After the addition of pyrites and schists to the slurry (3) The fineness of the finished paste (4) The wetness of the finished paste (5) Every hour a sample of the clinker is taken from each kiln and the average sample of each kiln over a period of 12 hours is analyzed in the laboratory (6) The weight of the clinkers off the coolers is checked every hour.

**INSPECTION AND TEST**: The plant of the applicant at Haccourt, Belgium, was inspected by a Committee on Test, consisting of Commissioner H. P. Fox and Director W. A. Nolan. The samples were taken at the mill and forwarded to Robert W. Hunt Co., London, England and tested and found to be in compliance with ASTM requirements for Type 1 Portland Cement. However, the laboratory at the plant was not up to standard, not having good temperature control and equipment was not in full compliance with ASTM requirements. The Committee visited a laboratory at the University of Brussels which it found to be fully equipped for testing under ASTM requirements and considered to be an effective substitute for the plant laboratory.

**RECOMMENDATION**: On the basis of the inspection and data filed by the applicant, the Committee on Test recommends the approval of the material known as Haccourt-Vise-Common Brand Type 1 (Belgium) Portland Cement

for use in New York City under the provisions of Section C26-312.0 Administrative Building Code, on condition that the owner shall submit monthly for a period of six months from the date of this resolution and annually, thereafter, a certified copy of laboratory reports certifying that all cement manufactured at the applicant's plant and shipped into New York City complied with all requirements of this resolution including ASTM 150-56 specification.

The Committee further recommends that all laboratory reports be done at the University of Brussels.

It is also a recommendation that all bulk shipment of the cement shall be adequately protected, during shipment so as to preclude the possibility of any moisture entering into the spaces in which the cement is stored and all ocean bills of lading shall be stamped "Approved by the Board of Standards & Appeals for use in New York City under Calendar Number 493-60-SM".

(Sgd.) HUGH P. FOX,  
Commissioner,  
WILLIAM A. NOLAN,  
Director,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 714-51-A—Vol. II

**APPLICANT**—American Chicle Company, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Fire Commissioner; previously granted on condition.

**PREMISES AFFECTED**—30-30 Thomson Avenue, south between 30th Place (Manley Street) and 31st (Mount) Street, Block 277, Lot 1, Long Island City, Borough of Queens.

## APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on September 22, 1953 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 22, 1953, by adding thereto:

"that smoking may be permitted in additional areas on the second floor, as shown on revised drawing marked 'Received June 29, 1960', one sheet, on which drawing the spaces tinted pink are as previously permitted for smoking, and tinted blue where now proposed *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects."

(Fire Dept. decision dated June 17, 1960, Folder No. 50085.01)

## 108-60-A

**APPLICANT**—Charles M. Spindler for Everett A. Eisenberg, owner; Eric Backmann and Company, lessee.

**SUBJECT**—Application February 17, 1960—Appeal from a decision of the Borough Superintendent—re frame building, extension of business use, stairways, doors and closets, etc.

**PREMISES AFFECTED**—27-11 41st Avenue, north side, 75.08 feet east of 27th Street, Block 405, Lot 5, Long Island City, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler.

**ACTION OF BOARD**—Appeal granted on condition.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 2, 1960 on Alt. Applic. 2599-59, reads:

"1. The proposed extension of a business use in a frame two story bldg. to include office on the first and office on the second is contrary to 4.1.3 and 4.2.1 B.C.

2. Required stairway to be enclosed in partitions having a fire resistive rating of one hour 6.4.1.8.1 B.C.

3. Required stairway to lead in a continuous enclosure to the roof 6.4.1.11 k B.C.

4. All doors opening on required stairways to have a fire resistive rating of at least  $\frac{3}{4}$  hr.

5. The closet on the second floor that opens into the required stair enclosure is contrary to 6.4.1.8.2.(a) B.C.

6. Frame wall less than 3 feet from lot line must be brick filled 4.1.3.1(b) B.C.

7. Lot line windows to be protected by  $\frac{3}{4}$  hr. F.P.S.C. assemblies 10.7.11 B.C."

and

WHEREAS, the applicant states that the building is 22 feet by 44 feet in area, 2 stories, 26 feet high, of class 4 construction, located in unrestricted use, B area, class  $1\frac{1}{2}$  height district, built prior to 1907, now used and occupied since 1959: cellar—ordinary; 1st and 2nd floors—office and sales of machine tools, 6 persons; and

WHEREAS, the applicant states that the 2nd floor was occupied for dwelling purposes until the past year; that the earliest record in the Building Department was under Alt. Applic. 1261-07, at which time an extension was added to the existing frame building; that the building was occupied on the 1st floor as a store with living quarters in the rear; that the 2nd floor as a 1 family dwelling; that there is no record in the Building Department as to when the change of occupancy of the 1st floor took place; that the present occupant, Eric R. Bachman, Inc., who are sales agents for machine tools, occupied the entire 1st floor as display room and offices since 1951; that the 2nd floor was occupied for dwelling purposes until the past year, when the floor was vacated, and the Eric R. Bachman Company, Inc. in need of additional office space occupied the 2nd floor for their office occupancy; that as an office, the building has fewer occupants than it would have as a dwelling, and in addition thereto, various hazards are reduced especially as the building is not occupied overnight; that the hazard of cooking and sleeping overnight is removed by the present occupancy; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated February 2, 1960, acting on Alt. App. 2599/59, Objections 1, 2, 3, 4, 5, 6 and 7, be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that a legal fire escape in the rear of the building shall be constructed from the second floor to the ground and that exit to this fire escape shall be provided from the two westerly windows in the rear wall as the second floor; that all other laws, rules and regulations applicable shall be complied with except those contained in the foregoing objections; and that a certificate of occupancy shall be obtained.

## 195-60-A

APPLICANT—Lama, Proskauer and Prober for Lester Lockwood Enterprises Incorporated, owner.

SUBJECT—Application March 15, 1960—Appeal from an order and a decision of the Fire Commissioner re—Sprinkler System.

PREMISES AFFECTED—2577-2585 Bedford Avenue and 2312 Avenue D, southeast corner, Block 5211, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassolotti and Lester Lockwood.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox, and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, the order and decision of the Fire Commissioner, dated February 15, 1960 on Order No. 40-0, reads:

"1. Install an approved, wet automatic sprinkler system in the following locations: Entire cellar, lobby entrance hall, ladies lounge, open wooden stair leading to mezzanine, in mezzanine, and coat rooms on mezzanine. Having at least one source of water supply arranged and equipped as per Ch. 26, Art. 16, Adm. Code. Ch. 19-161.0 Adm. Code."

and

WHEREAS, the applicant states that the building is 64 feet 5 inches by 118 feet 10 inches in area, 2 stories and attic, 30 feet high, of class 4 construction, located in residence use, C area, class  $1\frac{1}{4}$  height district, built in 1907, now used and occupied since 1952: Cellar—boiler room, restaurant and club use; 50 persons; 1st floor—public dance hall, 800 persons; 2nd floor—check room, lounge and toilets, 50 persons; attic—vacant (not used); substantially in accordance with Certificate of Occupancy #133962, issued October 30, 1952 against Alt. Applic 1863-41 and P.A. 59-47; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the building is of frame construction; that it is provided with all the necessary exits as required to accommodate 850 persons on the 1st and 2nd floors as shown on Certificate of Occupancy #133692; that the 1st and 2nd floors of this building are used on week-ends and never by more than 300 persons; that inasmuch as the exits can legally accommodate 850 persons, it is proposed to substitute in lieu of an automatic sprinkler system in the area designated by the Fire Department Order No. 40-0, at least 60 portable fire extinguishers; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the appeal be not granted.

Resolved, that the order and decision of the Fire Commissioner, dated February 15, 1960, acting on Order #40-0 Objection No. 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

## 320-60-A

APPLICANT—Leonard F. Rothkrug and Anthony T. Nappi for American Molasses Company, owner.

SUBJECT—Application April 28, 1960—Appeal from a decision of the Borough Superintendent—re class 5 construction, height, firetower, stairways and standpipe system.

PREMISES AFFECTED—282-290 Richards Street, west side, 236 feet south of Beard Street, Block 612, part of Lot 150, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Milton Ritter.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker .....  
Negative: ...

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 26, 1960 on Alt. Applic. 1224-60, reads:

"1. The proposed structure exceeds the height permitted for class 5 construction by Sect. 4.2.1 of the Bldg. Code.

2. Provide at least one fire tower as exit as required by Sect. 6.5.1 of the Bldg. Code.



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3. The stairway should be enclosed in materials having a one hour fire resistive rating.

4. Provide a standpipe system as required by Sect. 16.1.1 of the Bldg. Code."

and  
WHEREAS, the applicant states that the building is 66 feet 6 inches by 150 feet in area, 1 story, 25 feet high, of class 3 construction, located in unrestricted use, A area, class 2 height district, built in 1900: 1st floor—warehouse, 3 persons; and

WHEREAS, the applicant states that it is proposed to alter the existing building by erecting a five story equipment housing structure, of class 5 construction, 100 feet in height, 64 feet 2 inches by 86 feet 8 inches in area at the typical floor; that it proposed to use Reynolds prefabricated fabric wall for enclosure of the building; that the entire tax block is under single ownership and is used by the owner as a sugar refinery; that the entire block is on the water and many of the buildings were erected prior to 1900 or under the jurisdiction of the Department of Marine and Aviation; that there are certificates of occupancy from the Department of Buildings on this block, however, none cover the subject building, (Certificate of Occupancy 108412—Laboratory; Certificate of Occupancy 107947—five story factory; Certificate of Occupancy 50800—four story syrup factory); that the structure is unique and compliance with the Building Code regulations would result in an unnecessary and undue hardship; that there will be no permanent human occupancy of the entire building; that the building is designed to house new equipment being specially designed for the owner; that the two enclosed stairways will be available from every floor; that one stairway is a new 3 foot 8 inch fireproof stairs protected with fireproof self-closing doors; that a scuttle and ladder will be provided to the roof; that the other stairway is an existing fireproof stairway in an adjoining building; that access will be provided on each floor through protected openings and ramps to the levels; that the owner's production schedule is on a 24 hour basis so that there is supervision at all times; that in addition to the Fire Department protection available from the streets the building receives fire protection from the water; that although there is no standpipe system the building will be equipped with a better than ordinary water supply and hose system for maintenance and cleaning of equipment; that the danger of fire is reduced considerably due to the unique nature of the occupancy; that a voluntary sprinkler system will be provided throughout for fire insurance purposes; that the plant is a sugar refinery; and sugar is non-inflammable; that there is no office equipment or decorative panelling or inflammable furniture or equipment within the building.

Resolved, that the decision of the Borough Superintendent, dated April 26, 1960, acting on Alt. App. 1224/60, Objection No. 1, 2, and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that a two-source sprinkler system shall be installed throughout the building; that the building shall conform to drawings dated July 22, 1960, 3 sheets; that there shall be one standpipe in the three-hour stair enclosure; that a certificate of occupancy shall be obtained; appeal not granted as to Objection #4.

## 361-60-A

APPLICANT—Albert H. Morgan for Lorraine Welch Dorn, owner; Columbia Institute of Chiropractic, lessee.  
SUBJECT—Application May 11, 1960—Appeal from a Review and Decision of the Borough Superintendent re—Zoning matter and construction.

PREMISES AFFECTED—261 West 71st Street, north side, 190 feet east of West End Avenue, Block 1163, Lot 108, Borough of Manhattan.

## APPEARANCES—

For Applicant: Albert H. Morgan.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Not Voting: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 11, 1960 on Alt. Applic. 1815-59, reads:

"1. Proposal to change the use of existing 4 story (3 story and basement) class 3 bldg. from dwelling to school is contrary to 4.2.1.B.C.

2. Proposed school for chiropractic is a business use conducted in a residence use district contrary to Sect. 3 of Z.R."

and

WHEREAS, the applicant states that the building is 170 feet by 66 feet 7 inches in area, 4 stories, 38 feet 6 inches high, of class 3 construction, located in residence use, B area, class 1½ height district, now used and occupied since 1925; cellar—boiler room; basement—school, 18 students; 1st floor—doctor's office and Exam room; 2nd floor—school; 3rd floor—living quarters without a certificate of occupancy; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the Alt. Applic. 1815-59 was filed with the Department of Buildings and disapproved; for the following reasons; that objection 1, the building complied with the limitations of height and area according to Section 72(b) of the Building Code in effect in 1925; that the basis of objection 2 is that Chiropractic is not recognized as a profession by the State of New York; that Zoning Resolution does not specify that the school must be limited to professions recognized by the State of New York; that Chiropractic is recognized as a profession in many states and bills have been introduced to have it recognized in New York; that it is not realistic to classify the Columbia Institute of Chiropractic as a trade school; and

WHEREAS, the Board finds that this building is a school within the meaning of the Building Code and Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated May 11, 1960, acting on Alt. Applic. 1815-59, Objection No. 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, on condition that the building at present shall conform to drawings filed with this appeal dated June 17, 1960, 14 sheets; that after having received Building Department objections after filing plans for use as a school, the owner shall comply with these objections; and that a certificate of occupancy shall be obtained.

## 410-60-A

APPLICANT—Lama, Proskauer and Prober for Twenty Third Operating Corporation, owner.

SUBJECT—Application May 24, 1960—Filed pursuant to Section 35 General City Law re—building located in bed of mapped street,—proposed approach to Queensborough Bridge.

PREMISES AFFECTED—244-246 East 60th Street, South side, 115 feet west of 2nd Avenue, Block 1414, Lots 129 and 30, Borough of Manhattan.

## APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 20, 1960 on Alt. Applic. 1429-58, reads:

"A9—Bldg. is located in bed of mapped street and may therefore not be extended. Sect. 35 General City Law."

and

WHEREAS, the applicant states that the premises consist of two buildings 40 feet by 54 feet 9½ inches in combined area, 4 stories, 52 feet 4 inches high, of class 3 construction, located in retail use, B area, class 1½ height district, now vacant; that it is proposed to alter these two buildings into one Multiple Dwelling 68 feet 3½ inches deep with stores on the 1st floor; that the proposed building is in the path of



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a mapped street as shown on the Borough President's Maps dated 1924; that this map encompasses this building as part of a proposed approach to the Queensborough Bridge; that the present owner purchased this building recently and was unaware of any proposed map changes since no restrictions appeared in his Title Policy; that in view of the foregoing facts and inasmuch as the City has made no effort in the last 36 years to condemn the property for the new Queensborough Bridge approach, it is respectfully requested that this application be granted; and

WHEREAS, a rear extension was granted by the Board under Calendar Number 718-58-A for 244 East 60th Street on May 5, 1959; and

WHEREAS, the Board has been advised by the office of the Borough President of Manhattan that the proposed plans for improving the Queensborough Bridge approach, now under study by the City Planning Commission, does not require these properties; that under their plans the westerly side of 2nd Avenue would be widened by 75 feet between 59th & 60th Streets; that this will require the acquisition of the 2nd Avenue frontage properties to a depth of 75 feet west of the west building line; that since the premises No. 244 and 246 are 115 feet west of the west building line of Second Avenue they will be outside the proposed line of taking; and

WHEREAS, this appeal has been discussed by the members of the Board and a letter was received from the Office of the President of the Borough of Manhattan stating that the Office has no plans which would require the future acquisition of the property in question.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1429-58, Objection No. A9, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, on condition that the building shall conform to drawings filed with this appeal dated May 24, 1960, 3 sheets; and that a certificate of occupancy shall be obtained.

## 456-60-A

APPLICANT—Harvey F. Brandenburg for Great Eastern Fuel Company, Incorporated, owner.

SUBJECT—Application June 15, 1960—Appeal from a decision of the Fire Commissioner re—Packaging combustible mixture known as "Tankleen" in one quart and one gallon sealed metal containers, in New York City—containers not in conformity with Administrative Code requirements.

## APPEARANCES—

For Applicant: Harvey F. Brandenburg and A. Lieberman.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 13, 1960 on Folder No. 122—Pending, reads:

"This is to inform you that your application for our approval of Tankleen in quart and gallon sealed metal containers must be rejected on the grounds that said containers fail to conform with Section C19-62.0, subdivision b, of the Administrative Code of the City of New York."

and

WHEREAS, the applicant requests permission to package "Tankleen" a fuel oil additive, in a sealed, single use metal container; that the product "Tankleen" is an additive designed for addition to fuel oil, and specifically constituted so as to control sludge built up from the fuel oil in the tank; and thus, in turn, tends to keep the oil feeding the burner free from sludge; that this product has a flash point of 245°F. "Tagliabue open cup test"; that the practical distribution of this additive is through the agency of the fuel oil delivery service; that in other words, at the time of the delivery of each shipment of fuel oil, the requisite number of cans—

normally in one quart and one gallon sizes—are open and the entire contents of each can to be used is decanted into the fuel oil fill line; that the natural field of such additive is industrial, especially where the heavier fuel oils are used; that in no case, however, would an individual normally described as a householder handle or store "Tankleen"; that labeling will be in accordance with the applicable provisions of the New York City Fire Department; that the purpose of packing in sealed cans is thus apparent; that adulteration of the product becomes an impossibility, because the can is sealed and not subject to tampering; that the applicant believes that it is extremely important that the adulteration of, and tampering with his product be avoided since his extensive research has shown that his product is extremely efficient in operation and harmless to equipment if used as directed unadulterated; that it is also felt by the applicant that use of sealed non-refillable metal containers of the type he desires to use will eliminate the possibility of the containers being carelessly refilled with other material which might then erroneously be used, doing great damage to the heating equipment; that therefore, the applicant believes that a sealed non-refillable container would safeguard the public; that the use of such containers is not novel; that permission has been given for the canning of anti-freezes having low flash points in such containers, namely, one quart and one gallon metal sealed round containers with flat tops and bottoms; and

WHEREAS, the Board has discussed this appeal.

Resolved, that the decision of the Fire Commissioner dated June 13, 1960, acting on Folder No. 122, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the packaging of "Tankleen" in one quart and one gallon sealed metal containers, on condition that all the requirements of the Fire Commissioner shall be complied with and that all containers shall bear a label satisfactory to the Fire Commissioner.

## 459-60-A

APPLICANT—George G. Miller for Jasol Holding Corporation, owner.

SUBJECT—Application June 16, 1960—Appeal from a decision of the Borough Superintendent, re—exits.

PREMISES AFFECTED—12-48 150th Street, west side, 61.52 feet south of 12th Road, Block 4505, Lot 31, Whitestone, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph Lau.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 26, 1960 on Alt. Applic. 614-57, reads:

"1. Req'd exits must comply with Section 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 23.48 feet by 102 feet in area, 2 stories, 20 feet high, of class 3 construction, located in business and residence use, B and G area, class 1½ height district, built in 1935, now used as occupied since 1956; 1st floor—2 stores, 4 persons; 2nd floor—factory, 8 persons; contrary to Certificate of Occupancy #Q56776 issued July 13, 1949 against Alt. Applic. 3134-4 which states the 2nd floor occupancy to be offices; and

WHEREAS, the applicant states that the area of this floor is 2394.96 square feet and is presently used to manufacture men's ties; that the location in which this building is situated is not conducive to offices for which it was originally planned; that the owner proposes to erect a steel counterbalance drop ladder on the front of the building as a second means of egress; and

WHEREAS, the appeal has been discussed by the Board. Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 614-57, Objection No. 1, be and it



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hereby is *affirmed* and that the application be and it hereby is *denied*.

## 550-60-A

APPLICANT—Reuben A. Lazarns for Glickman Corporation of Nevada, owner.

SUBJECT—Application July 19, 1960—Appeal from a decision of the Borough Superintendent—review of decision for interpretation of Section 26 of Multiple Dwelling Law in relation to 2 times height districts.

PREMISES AFFECTED—520-540 12th Avenue, east side, from 42nd Street to 43rd Street, 653-665 West 42nd Street and 640-660 West 43rd Street, Block 1090, Lot 1, Borough of Manhattan.

### APPEARANCES—

For Applicant: Paul Friedman and Norman M. Liebman.  
For Administration: Christian Kunkel, Dept. of Buildings.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commisisoner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 14, 1960 on N.B. Applic. 236-59, reads:

"A2—This proposed building may not come under the provisions of Sec. 26 subd. 8a as the proposed building is not in a zoning height district which permits the building to be erected to a height at least two times the width of the street.

NOTE: 4 passenger elevators shown on plans filed."

and  
WHEREAS, the applicant states that the proposed class "B" Multiple Dwelling will be 208 feet 10 $\frac{3}{8}$  inches by 154 feet irregular in area, 19 stories, 195 feet 8 $\frac{1}{2}$  inches high, of class 1 construction, located in unrestricted use, A area, class 2 height district; that the applicant requests a review of the Borough Superintendent's decision in applying Section 26 of the Multiple Dwelling Law and reversal of his decision; that the 1944 change in the New York City Zoning Resolution by which buildings in a Two Times Height District were permitted thereafter to extend upward from the curb level to a height equal to only one and one half times the width of the street upon which the building faces (exclusive of set backs) was not intended to, nor could it change, the intent of the Multiple Dwelling Law to permit the proposed kind of building in what was then a Two Times Height District; that nor could the 1944 change in the Zoning Resolution change (as the Borough Superintendent concludes) the exemptions in favor of buildings in Two Times Height and in Two and One Half Times Height Districts to an exemption only in favor of buildings in a Two and One Half Times Height District; that we submit that a change in the nomenclature of the City's Zoning Resolution from a Two Times Height District to a Class Two Height District did not destroy the State's exemption in the Multiple Dwelling Law; that so, too, the applicant submit, the 1944 change in the regulations of the City's Zoning Resolution did not effectuate a change in the intent of the Multiple Dwelling Law which was to exempt buildings in a Two Times Height District (now designated as a Class Two Height District) from the six passenger elevator requirement of the Multiple Dwelling Law; that in essence the Borough Superintendent intends that the proposed building could be constructed if six passenger elevators were maintained and operated, but that it cannot be constructed, as here, only if four passenger elevators are proposed to be maintained and operated; that the Borough Superintendent's interpretation also means that the applicant could build, as proposed, if they obtained a Zoning Amendment changing the district to a Class Two and One Half Times Height District (which would involve a serious hardship through loss of time involved); and  
WHEREAS, the appeal has been considered and discussed by the Board.

*Resolved*, that the decision of the Borough Superintendent, dated July 14, 1960, acting on N.B. Applic. 236-59, Objection No. A2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, on condition that the building shall conform to drawings filed with this appeal dated July 19, 1960, 8 sheets; that the building shall comply in all respects with the use, height and area requirements of the Zoning Law; that all other laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy and certificate of compliance shall be obtained.

## 119-60-A

APPLICANT—Andrew Di Camillo for Pascor Realty Corporation, owner.

SUBJECT—Application February 11, 1960—appeal from a decision of the Borough Superintendent, re Exits and Conveyor from first to third floors.

PREMISES AFFECTED—452 West 19th Street, south-side, 100 feet east of 10th Avenue, Block 716, Lot 64, Borough of Manhattan.

### APPEARANCES—

For Applicant: Andrew D. Camillo.

ACTION OF BOARD—Laid over to September 20, 1960, at 2 P.M., at request of applicant.

## 453-47-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober for S. Sach, owner; Benjamin Chevrolet Company, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7f and 21 of the Zoning Resolution, permitting in a business use C area district, the erection and maintenance of a building to be used as a show room for new and used cars, with one buried gasoline storage tank and one pump for use of customers cars only and a motor vehicle repair shop using more than the area permitted; and on the unbuilt upon portion of the plot, the sale and display of more than five motor vehicles.

PREMISES AFFECTED—2025-2039 Atlantic Avenue and 214-228 Hopkinson Avenue, northwest corner and 23-31 Radde Place, Block 1564, Lots 1 and 31, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on July 25, 1947 on certain conditions; and

WHEREAS, the resolution was amended on May 29, 1951; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1947, as *amended* through May 29, 1951, only so far as it has reference to the type of repairing permitted so that as *amended* this portion of the resolution shall read:

"that repairing shall be solely in connection with the servicing of cars dealt in by the agency and shall be done by hand tools only but may include equipment for brake adjustment, wheel alignment, greasing and minor acetylene welding; and that painting and spraying may be permitted; all as shown on revised drawing marked 'Received June 20, 1960,' one sheet, on condition that no welding shall be conducted within 25 feet of the spraying operation and that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. App. 1631/60)



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494-55-BZ

APPLICANT—Leonard F. Rothkrug for Louis Ciervo, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, a proposed 5 car garage and automobile repair shop.

PREMISES AFFECTED—67-69 Avenue U, north side, 40 feet east of West 11th Street, Block 7095, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Ritter.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 15, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on July 1, 1958; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 15, 1956, as amended through July 1, 1958, by adding thereto:

"that the building may be 55 feet in depth and constructed substantially as shown on revised drawings dated 'July 21, 1960,' three sheets, on condition that no automobile repairing shall be done in the yard, and that other than as herein amended the resolution above cited shall be complied with in all respects." (Amdt. to NB 313/54)

597-55-BZ

APPLICANT—Charles M. Spindler for Bell-43rd Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7h and 7A of the Zoning Resolution, permitting on a plot located partly in a retail use and partly in a residence use district, the erection of a non-storage garage for 7 motor vehicles and the storage and parking of more than five motor vehicles accessory to the business and residence building existing on the lot.

PREMISES AFFECTED—213-31 43rd Avenue and 42-31 to 42-39 Bell Boulevard, northeast corner, Block 6298, Lots 1 and 50, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended, and time to complete the work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 18, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 17, 1958; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 18, 1957, as amended through June 17, 1958, by adding thereto:

"that the garage building may be omitted and the entire open area may be used for accessory parking substan-

tially as shown on revised drawings dated 'June 24, 1960,' 2 sheets; that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; that a certificate of occupancy shall be obtained and that other than as herein amended the resolutions above cited shall be complied with in all respects." (App. Alt. 1179/54)

979-55-BZ

APPLICANT—Joseph B. Lynch for Humble Oil & Refining Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis Avenue and 109-42 to 109-46 207th Street, northeast corner, Block 10913, Lot 26, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 19, 1960 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 19, 1960, by adding thereto:

"that the gasoline service station may be redesigned rearranged and constructed substantially as shown on revised drawings dated 'July 12, 1960,' 2 sheets, except that the rotating sign shall not be permitted, but there may be erected a post standard supporting a stationary sign, which may be illuminated, advertising the brand of gasoline on sale and extending not more than four feet beyond the building line; and that an approved type oil fired, ceiling suspended furnace may be installed, on condition that other than as herein amended the resolution above cited shall be complied with in all respects." (NB 4965/55)

776-56-BZ

APPLICANT—Joseph B. Lynch for Tremarco Corporation, owner; Gulf Oil Corporation, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 30, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section of the Zoning Resolution, permitting in a residence use district, the reconstruction and maintenance of a gasoline service station, office, sales, car wash and minor repairs with hand tools.

PREMISES AFFECTED—1874 Clove Road, southwest corner of Britton Avenue, Block 3154, Lot 41, Concor, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 25, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on June 30, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1957, as *amended* through June 30, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 953/56)

## 777-56-BZ

APPLICANT—Joseph B. Lynch for Tremarco Corporation, owner; Gulf Oil Corporation, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 30, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a retail and residence use district, the reconstruction and maintenance of a gasoline station, office, sales, car wash, and minor motor repairs.

PREMISES AFFECTED—1810 Forest Avenue, southwest corner of Richmond Avenue, Block 1706, Lot 28, Granitville, Borough of Richmond.

## APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 25, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on June 30, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 25, 1957, as *amended* through June 30, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 897/56)

## 791-56-BZ

APPLICANT—Joseph B. Lynch for Tremarco Corporation, owner; Gulf Oil Corporation, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 30, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a retail and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, office, sales, car wash and minor repairs.

PREMISES AFFECTED—4000-4008 Hylan Boulevard, southwest corner of Nelson Avenue, Block 5298, Lot 20, Great Kills, Borough of Richmond.

## APPEARANCES

Fr Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 25, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on June 30, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1957, as *amended* through June 30, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 896/56)

## 886-56-BZ

APPLICANT—Morton S. Cahn for Simon Molfetto and Joseph De Dona, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 14, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7e, 7A and 21 of the Zoning Resolution, permitting in an unrestricted and residence D area district, the erection of a modern 1 story fireproof building to be used as a storage garage for more than 5 motor vehicles, motor vehicle repair shop and service and office, occupying more than the permitted area coverage and having a business entrance within 75 feet of a residence zone.

PREMISES AFFECTED—106-10 98th Street, west side, 47-15 feet, south of Rockaway Boulevard, Block 9168, Lot 16, Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Morton S. Cahn.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 23, 1957 on certain conditions; and

WHEREAS, the resolution was last amended on November 19, 1957; and

WHEREAS, time to obtain permits and complete the work was last extended on July 14, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1957, as *amended* through July 14, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 4463/56)

## 275-58-BZ—Vol. I

APPLICANT—J. M. Berlinger for Brown-Turner, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 9A and 21 of the Zoning Resolution, permitting in a residence use Class 1 height district, the erection of a 6 story multiple dwelling with a



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70 car garage that exceeds the allowable height, is located within 2 miles of a designated airport and provides for 3 retail stores on the first floor.

**PREMISES AFFECTED**—1261 Far Rockaway Boulevard, southwest corner of Beach 12th Street, Block 35, Lots 17-27 and Lot 31, Far Rockaway, Borough of Queens.

**APPEARANCES**—

For Applicant: J. M. Berlinger and William Turner.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board as Vol. I, on December 19, 1958 on certain conditions; and

WHEREAS, the resolution was amended on May 26, 1959; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 19, 1958, as amended through May 26, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (NB App. 4643/56)

## 412-59-BZ

**APPLICANT**—Sidney H. Kitzler for Bisam Realty Corporation, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7a, 7i and 7A of the Zoning Resolution, permitting in a business use district, the present uses of an existing gasoline service station to include minor auto repairs and parking of cars awaiting service with signs and business entrances within 75 feet of a residence use district.

**PREMISES AFFECTED**—4512-4516 16th Avenue and 1583-1585 46th Street, northwest corner, Block 5433, Lot 42, (formerly 42 and 44) Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Sidney H. Kitzler.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and

Commissioner Becker ..... 5

Negative ..... 0

WHEREAS, this application was granted by the Board on March 22, 1960 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 22, 1960, by adding thereto:

"that the westerly extension may be reduced in size; and that the existing southerly extension may be permitted to remain and be extended for a distance of five feet, substantially as shown on revised drawings dated 'July 8, 1960', one sheet, and 'July 14, 1960', one sheet, on condition that other than as herein amended the resolution above cited shall be complied with in all respects." (App. Alt. 32/59)

## 515-59-BZ

**APPLICANT**—Esso Standard Division of Humble Oil and Refining Company, owner.

**SUBJECT**—Application for consideration—reopening for

amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage room, office and sales, parking of cars awaiting service and ground sign, for a stated period of fifteen (15) years.

**PREMISES AFFECTED**—117-03 to 117-11 (117-07 official) New York Boulevard and 163-02 to 163-10 Foch Boulevard, southeast corner, Block 12354, Lots 25, 27 and 29, Jamaica, Borough of Queens.

**APPEARANCES**—

For Applicant: Joseph B. Lynch.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board on January 12, 1960 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 12, 1960, by adding thereto:

"that the gasoline service station may be redesigned, rearranged and constructed substantially as shown on revised drawings dated 'July 12, 1960,' 3 sheets, except that the rotating sign shall not be permitted, but there may be erected a post standard supporting a stationary sign, which may be illuminated, advertising the brand of gasoline on sale and extending not more than four feet beyond the building line, on condition that other than as herein amended the resolution above cited shall be complied with in all respects." (NB 2409/59)

## 719-58-BZ

**APPLICANT**—Ingram S. Carner for Sam A. Schorr and Harold M. Mass, owners.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired July 24, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a retail use district, the extension in area by the addition of an adjoining lot and the reconstruction of an existing gasoline service station, lubritorium, car washing, non-automatic, auto repairs with hand tools only, office, sale and storage of accessories and parking; the proposed reconstruction to provide additional tanks and pumps, a new accessory building and install curb cuts.

**PREMISES AFFECTED**—139-22 Springfield Boulevard, northwest corner of 140th Avenue, Block 13029, Lot 45, Springfield, Borough of Queens.

**APPEARANCES**—

For Applicant: Massimo Francis Yezzi.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board on July 24, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 24, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:



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"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 2436/58)

## 653-58-BZ

APPLICANT—Leonard F. Rothkrug for Rocco and Concetta Migliorelli, owners; Gulf Oil Co., lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired March 17, 1960 re—Application, decision, of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, car washing, non-automatic, office, sale and parking of cars awaiting servicing all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2985 Edson Avenue, southwest corner of Adea Avenue, Block 4797, Lot 1, Borough of The Bronx.

### APPEARANCES—

For Applicant: Milton Ritter.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 17, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 17, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 62/58)

## 77-60-BZ

APPLICANT—Leonard F. Rothkrug for Queensboro Hill Jewish Center, Incorporated, owner.

SUBJECT—Application for consideration—reopening for approval of Landscape Drawings—re Application, decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a residence use D-1 area district, the extension of a synagogue building occupying more than the permitted area and without the required rear yard and set-backs.

PREMISES AFFECTED—156-03 Horace Harding Expressway, north side, from 156th Street to 157th Street, Block 6734, Lot 1, Queensboro Hill, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Milton Ritter.

ACTION OF BOARD—Application reopened and landscape drawing approved.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1960 on certain conditions; and

WHEREAS, the applicant submitted landscape drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* landscape drawing marked "Received July 4, 1960", one sheet, in compliance with the resolution adopted by the Board on June 7, 1960. (Alt 2828/59)

## 695-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Louis Curcio, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station and four car garage.

PREMISES AFFECTED—3191 Westchester Avenue, southwest corner of Wilkinson Avenue, Block 4235, Lot 36, Borough of The Bronx.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 913-38-BZ—Vol. II

APPLICANT—Theodore L. Soontup for Kew Gardens Corporation, owner; Kew Gardens General Hospital, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 19, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7h and 21 of the Zoning Resolution, permitting in a residence and business use district, the parking of more than five motor vehicles for a term of years.

PREMISES AFFECTED—80-02 Kew Gardens Road, south side from 80th Road to Union Turnpike, Block 3348, part of Lot 37, Kew Gardens, Borough of Queens.

### APPEARANCES—

For Applicant: Theodore L. Soontup.

ACTION OF BOARD—Application reopened and set for hearing on October 4, 1960, at 10 A.M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 695-49-BZ—Vol. III

APPLICANT—Julius Bleich for Pauline Schulson, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired November 30, 1959—re Application, decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting for a term of 5 years in a residence use district the parking and storage of motor vehicles previously granted for the erection and maintenance of a business building.

PREMISES AFFECTED—298-306 East 140th Street, south side, 104.30 feet east of 3rd Avenue, Block 2314, Lots 58, Borough of The Bronx.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and set for hearing on October 4, 1960, at 10 A.M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice; applicant to file two photographs, as requested.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0



# MINUTES

## 367-51-BZ—Vol. III

**APPLICANT**—William J. Calise for Patrick Flood, Laura Grieco and John Banzer, owners; Shell Oil Corp., lessee.  
**SUBJECT**—Application for consideration—reopening as Vol. V subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under Sections 7c and 7e of the Zoning Resolution, to permit in a business use district the erection of a business sign on the existing accessory building.

**PREMISES AFFECTED**—50-72 Jamaica Avenue, south side, between Pennsylvania Avenue and Sheffield Avenue, 2-16 Pennsylvania Avenue and 1-7 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

### APPEARANCES—

For Applicant: William J. Calise.

**ACTION OF BOARD**—Application reopened on Vol. III, and set for hearing on October 4, 1960, at 10 A.M., to consider amendment of the resolution, requiring a new decision of the Borough Superintendent and two publications in the Bulletin as notice; with permission to the applicant to use photographs submitted under Volume IV.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
 Negative ..... 0

## 609-56-BZ

**APPLICANT**—The Office of Ingram-Carner and Massimo Francis Yezzi for Charles Cintron, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which has expired June 24, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a residence use district, the erection of a new service building and extending the present use of the gasoline service station, office, laundry and auto repairs, including car washing—non-automatic, minor repairs with hand tools only, sales and storage of auto accessories and parts and parking of motor vehicles waiting to be serviced.

**PREMISES AFFECTED**—143-02 to 143-06 Springfield Boulevard and 186-16 to 186-24 143rd Avenue, southwest corner, Block 13082, Lot 26, Springfield, Borough of Queens.

### APPEARANCES—

For Applicant: Massimo Francis Yezzi.

**ACTION OF BOARD**—Application reopened and set for hearing on October 4, 1960, at 10 A.M., to consider extension of time to obtain permits and complete the work, which expired by limitation, requiring a new decision of the Borough Superintendent, and two publications in the Bulletin as notice; applicant to file statement as to any changed conditions on the site or surrounding area, or in the use, area and height designations.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
 Negative: ..... 0

## 414-58-BZ

**APPLICANT**—Ingram S. Carner for Eleanor A. Fisher, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which has expired February 3, 1960—re Application, decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, permitting in the retail portion of a plot partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing, non-automatic, auto repairs with

hand tools only, lubricatorium, parking and storage of more than five (5) motor vehicles waiting to be serviced with curb cuts and show windows within 75 feet of a residence use district for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—107-52 to 107-60 (107-56 official) New York Boulevard and 162-11 to 162-21 108th Avenue, northwest corner, Block 10140, Lot 26, South Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Massimo Francis Yezzi.

**ACTION OF BOARD**—Application reopened and set for hearing on October 4, 1960, at 10 A.M., to consider extension of time to obtain permits and complete the work, which expired by limitation, requiring a new decision of the Borough Superintendent, and two publications in the Bulletin as notice, applicant to file statement as to any changed conditions on the site or surrounding area, or in the use, area and height designations.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
 Negative: ..... 0

## 274-59-BZ—Vol. II

**APPLICANT**—Crinnion and Crinnion for Amato Recine, owner.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under Section 7h of the Zoning Resolution, to permit in a residence use district, a private parking lot for more than five (5) motor vehicles for use of patrons of catering establishment.

**PREMISES AFFECTED**—3356-3358 Eastchester Road and 1510-1514 Tillotson Avenue, southeast corner, Block 4744, Lots 1 and 62, Borough of The Bronx.

### APPEARANCES—

For Applicant: Leonard Schickler.

**ACTION OF BOARD**—Application reopened as Vol. II, subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
 Negative ..... 0

## 52-38-BZ—Vol. III

**APPLICANT**—Samuel S. Schiffer, for Columbia Lincoln Corp., owner.

**SUBJECT**—Application reopened April 21, 1959 as Vol. I—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district the extension of an existing building by erecting a five story addition above the loading spaces to provide additional office space.

**PREMISES AFFECTED**—1187-1201 Third Avenue east side, from East 69th Street to East 70th Street; 201 East 69th Street and 202 East 70th Street, Block 1424, Lot 1, Borough of Manhattan.

### APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Application withdrawn at the request of the applicant.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker .....  
 Negative: .....

## 746-49-BZ—Vol. II

**APPLICANT**—H. M. Cole for Koch Auto Service Company, Incorporated, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition



# MINUTES

under Sections 7i and 21 of the Zoning Resolution, permitting in a business use district, the continuance of an existing motor vehicle repair shop and storage for more than five (5) cars, for a term of two years, the term of variance expired on November 8, 1953.

**PREMISES AFFECTED**—4423-4429 Broadway, west side, 158 feet 9¾ inches south of West 190th Street, Block 2180, Lot 488, Borough of Manhattan.

## APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Application to reopen and amend the resolution withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

Adjourned: 3:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

## \*CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on July 12, 1960 as they appeared in Bulletin No. 29, Vol. 45 are hereby corrected to read as follows:

449-60-A

**APPLICANT**—Irontown Construction Incorporated, owner.

**SUBJECT**—Application June 13, 1960—Filed pursuant to Section 36 of General City Law re—buildings not facing legal streets.

**PREMISES AFFECTED**—163 to 199 Wolverine Street, north side, and 196 to 248 Amber Street, south side, Block 4419, Lots 60, 66, 69 to 85 and 100, 103 to 125 inclusive, New Dorp, Borough of Richmond.

## APPEARANCES—

For Applicant: Alfred A. Lama, Rabbi H. Eisenstadt and Akiba Ehrenfeld.

**ACTION OF BOARD**—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

*Resolved*, that the decision of the Borough Superintendent dated June 3, 1960, acting on N.B. Apps. 491 through 500-1960 and 668 through 681/60 acting on Objection No. 1, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition*, that the buildings shall conform with Drawing filed with this application dated June 13, 1960; that all other laws, rules and regulations applicable shall be complied with and a Certificate of Occupancy for the buildings shall be obtained.

\*Correction: In the Resolved portion shown above Section 35 is corrected to read *Section 36* and the reference to drawing #5, the word #5 is deleted.

# RULES

**RULES FOR TESTS OF FIRE-RESISTIVE, FLAMEPROOFED MATERIALS, SUCH AS TEXTILES, PAPER, SIMILAR MATERIALS AND ADHESIVES USED FOR DECORATIVE PURPOSES AND TREATED ACOUSTICAL DRAPERIES, CARPETS AND SIMILAR MATERIALS FOR USE IN PLACES OF PUBLIC ASSEMBLY AND SPECIAL OCCUPANCY STRUCTURES.**

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS MAY 3, 1940. EFFECTIVE IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, MAY 27, 1940.

[Cal. No. 294-40-SR]

## AUTHORITY:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and Section C26-721.0b (12.2) as amended by Local Law No. 170, approved November 14, 1939, and Section C19-16.1 Local Law No. 112, approved July 18, 1939.

## 1.0 SCOPE

These requirements apply to flameproofed combustible materials used for decorative or other purposes within special occupancy structures as defined in Section C26-715.0 (12.1.1)

and other places of public assembly as provided in Section C19-161.0 which was amended by Local Law No. 112.

## 2.0 GENERAL REQUIREMENTS

It shall be unlawful for any person to use any decorations, drape, curtain or scenery used for artistic enhancement which is made of combustible material, unless painted or saturated with a non-combustible material or liquid or otherwise rendered safe against fire to the satisfaction of the Fire Commissioner and in accordance with the requirements of these Rules, in any building of a public character, including a hotel, theatre, restaurant, public hall, department store, and a building used or intended to be used for purposes of public assembly, amusement or instruction, and a building where large numbers of persons congregate (See Section C19-161.1) except as exempted in Rule 7.

After flameproofing, such processing as ironing, sewing and normal handling shall have no detrimental effects on the treatment of the material.

## 3.0 APPROVAL OF MATERIALS AND METHODS USED IN FLAMEPROOFING TEXTILES, ETC.

3.1 No materials or methods for flameproofing combustible materials for use under these Rules shall be used unless approved by the Board.

## 4.0 FLAMEPROOFING PROPERTIES.

The flameproofed material, when subjected to the test described in Rule 5.0, shall meet the following requirements as to fire-retardant properties.

4.1 **FLASHING**—No flashing shall occur at any time on the length of the test specimen. A flashing due to fuzz or bad edges may be disregarded.

4.2 **DURATION OF FLAME**—The average continuation of flaming shall not exceed 3 seconds.



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## RULES

4.3 DURATION OF GLOW—The average continuation of glow at the edge of the charred area shall not exceed an additional twenty seconds after the cessation of flaming. Glow confined to the charred area may be disregarded.

### 5.0 TESTS.

Tests for each specific installation of originally treated combustible material, or any re-tests thereof, shall be made by the Fire Commissioner, or in a laboratory approved by him, in accordance with the requirements of these Rules.

5.1 SAMPLING FOR TEST SPECIMENS — Samples of each variety of material and for every kind of treatment shall be subjected to separate test. Samples shall be of sufficient size to furnish test specimens provided for in Rule 5.2. At least three samples shall be furnished for every 500 square feet or fraction thereof.

5.2 TEST SPECIMENS—Specimens for test shall be 2 in. wide and 12½ in. long and shall be numbered on one end. Test specimens shall be carefully cut from at least three different places in the material to provide a minimum of three test specimens from each material for testing.

5.3 CONDITIONING OF TEST SPECIMENS—The test samples or test specimens shall be dried for 24 hours in a room of average temperature of 70° F., with an average humidity of 40%.

5.4 TEST FOR PERMANENCE OF CHEMICALS—Test specimens shall be suspended by folding and pinning one-half inch of the numbered end over a horizontal 8-gauge wire, placed two inches above the center of a 7-inch opening in a 3-ft. wind tunnel arranged to deliver a wind velocity to the air, at the tunnel end, of 700 lineal feet, plus or minus 50 ft. per minute, as measured by a suitable anemometer on a line with the wire. In this position the test specimens shall be whipped for five minutes. Immediately upon conclusion of this test, the specimens shall be placed in a closed dry container until required for the flame test.

5.5 APPARATUS FOR FLAME TEST—The apparatus shall consist of a ring stand 20 inches high with an adjustable clamp housed in a metal shield 12 inches square and 20 inches high, opened in front and at both ends and a Bunsen or Tirrill gas burner which shall have a tube of ⅜-inch inside diameter.

5.6 FLAME TEST—A whipped test specimen shall be taken from the closed container required in Rule 5.4 and suspended vertically with one-half inch of the numbered end in a clip held in a clamp on a ring stand so that the test specimen shall hang vertically within and near the center of the metal shield required in Rule 5.5. The lower end of the test specimen shall be three-quarters of an inch above the top of the gas burner on which the air supply is shut off completely and adjusted to give a luminous flame 1½ inches long. The flame shall be applied for 12 seconds, then withdrawn. The result of the test for duration of flame and duration of glow of the three test specimens shall each be averaged and recorded. Flashing, if any, shall be noted.

### 6.0 APPROVAL AND CERTIFICATION.

The approval of materials that have been flameproofed, as provided in Rule 1.0 and tested as required in Rule 5.0 with flameproofing properties as given in Rule 4.0 shall be limited to one year. An affidavit by the person, firm or corporation flameproofing the combustible materials shall be filed with the Fire Commissioner stating that the flameproofing compound and method complies with the approval of the Board, with calendar number thereof, and including the date of treatment and warranted period of effectiveness of the flameproofing.

6.1 The Fire Commissioner may require check tests at any time. Upon the termination of the approval, as provided for in Rule 6.0, a retest of the flameproofed combustible materials shall withstand to the following:

Flameproofed materials shall withstand a test of at least 400° F., as measured by a pyrometer, or other acceptable method, for approximately one-minute's duration by means of an open flame. Under such test, the flameproofed material shall not flash or support combustion and shall not glow outside of the char if a char is set up by the open flame. Material found not to conform to these requirements, shall be removed and replaced with materials conforming to the requirements of Rule 4.0.

### 7.0 EXEMPTION.

These Rules shall not be construed to apply to merchandise for sale or displayed for sale, to guest rooms in hotels, offices, to works of art in museums, nor to churches or places of religious worship.



# BULLETIN

OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

UNIVERSITY OF ILLINOIS

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## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

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## NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances, will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

## PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

## CONTENTS

## HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

Docket.

Notice of Hearing Calendar.

Corrections Affecting Calendar Number 804-59-A.



# CALENDAR

## DOCKET

*New Cases Filed up to August 31, 1960*

*Cal. No. Dept. Premises Affected*

**583-60-A**—F.D.—31-10 Thomson Avenue, southwest corner 31st Place, Block 278, Lot 1, Long Island City, Borough of Queens, Decision June 22, 1960, re—smoking permit in factory.

**584-60-SA**—Maytag Washer-Dryer Combination, Model No. 340W, manufactured by The Maytag Company, Appliance.

**585-60-BZ**—B.B.—341-345 Stone Avenue, east side, 150 feet north of Pitkin Avenue, Block 3709, Lots 3, 4 and 5, Borough of Brooklyn, Alt. 1957-60, re—proposed parking and storage of motor vehicles and a temporary frame office attendant's shelter, residence use district.

**586-60-BZ**—B.B.—180-185 Prospect Park South West, west side, 104 feet 1½ inches south of Reeve Place, 54-56 and 70 Reeve Place, and 227-237 Sherman Street, Block 5279, Lots 19, 29, 38, 39 and 40, Borough of Brooklyn, N.B. 730-60, re—portion of building located in C area district exceeds the ground coverage, residence use district.

**587-60-A**—B.B.—180-185 Prospect Park South West, west side, 104 feet 1½ inches south of Reeve Place, 54-56 and 70 Reeve Place, and 227-237 Sherman Street, Block 5279, Lots 19, 29, 38, 39 and 40, Borough of Brooklyn, N.B. 730-60, re—provide lot line courts from street to street.

**588-60-A**—F.D.—2513 Bedford Avenue, east side, 210 feet south of Clarendon Road, Block 5190, Lot 73, Borough of Brooklyn, F.D. Order No. 2851-0, re—installation of sprinkler system.

**589-60-SM**—Interboro HD-10 Hopper, non-rated incinerator hopper door, manufactured by Interboro Incinerator Company, Material.

**590-60-SM**—Time-Saver, tubular-sectional scaffolding, manufactured by Concrete Forms Corp., Material.

**591-60-SM**—Solite, lightweight aggregate for use in concrete, manufactured by Solite Corporation, Material.

**592-60-A**—B.R.—813-821 Annadale Road, east side, 363 feet north of Posen Street, Block 6225, Lot 21, Annadale, Borough of Richmond, Alt. 240-60, re—building not on mapped city street—proposed widening of Annadale Road.

**593-60-BZ**—B.Q.—111-59 to 111-69 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lots 62, 63, 64 and 65, Corona, Borough of Queens, Alt. 429-60, re—frame building used for office, masonry shed used for storage, metal garage and mechanical concrete loader, etc., D area, residence use district.

**594-60-A**—B.Q.—111-59 to 111-69 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lots 62, 63, 64 and 65, Corona, Borough of Queens, Alt. 429-60, re—frame building, business use, and metal building with walls less than 4 feet from lot line.

**595-60-BZ**—B.R.—3970 Hylan Boulevard, east side, from Montreal Avenue to Fairbanks Avenue, Block 4719, Lot 16, Oakwood Heights, Borough of Richmond, N.B. 826-60, re—proposed gasoline service station, car wash, lubritorium, sales and service space, motor vehicle repairs (hand tools), parking of cars awaiting to be serviced and auto showroom, residence use district.

**596-60-A**—B.R.—35 Dora Street, north side, 325.11 feet west of Woolley Avenue, Block 472, Lot 72, Westerleigh, Borough of Richmond, N.B. 745-60, re—proposed dwelling located on a street that is not final mapped.

**597-60-A**—B.R.—43 Dora Street, north side, 86.34 feet east of Crystal Avenue, Block 472, Lot 76, Westerleigh, Borough of Richmond, N.B. 952-60, re—proposed building is on a lot not located on a legal street.

**598-60-A**—B.R.—15 Dora Street, north side, 139.11 feet west of Woolley Avenue, Block 472, Lot 64, Westerleigh, Borough of Richmond, N.B.—951-60, re—proposed building is on a lot not located on a legal street.

**599-60-A**—B.R.—215 Naughton Avenue, north side, 84.38 feet east of Husson Street, Block 3549, Lot 122, Grant City, Borough of Richmond, N.B. 1279-59, re—swimming pool.

**600-60-SA**—Heatronic Gas Conversion Burners for Kitchen Ranges, Models Nos. X-60-1 through X-60-10 Series, manufactured by D & D Manufacturing Corporation, Appliance.

**601-60-SA**—Brown, and also Superior, New Home and Peoples Bungalow Type Gas & Gas Ranges, for cooking and heating, various models, manufactured by Brown Stove Works, Inc., Appliance.

**602-60-BZ**—B.Q.—136 Beach 138th Street, east side, 676.72 feet south of Rockaway Beach Boulevard, Block 777, Lot 59, Belle Harbor, Borough of Queens, Alt. 1485-60, re—rear yard, set backs, etc., residence use district.

**603-60-SA**—Fireball, Automatic Storage Water Heater, Glass Lined, Gas, various models, manufactured by United States Heating & Cooling Manufacturing Corp., Appliance.

**604-60-SA**—Magic Chef Gas Ranges (domestic, gas fired), various models, manufactured by Magic Chef Division of Dixie Products Co. Inc., Appliance.

**605-60-SA**—Wemco LP Gas Salamander (burner) Model 200-A, manufactured by Wemco Products, Appliance.

**606-60-BZ**—B.B.—2645-2647 Mill Road, north side, 24 feet 11½ inches west of Bay 44th Street, 214-218 Bay 44th Street, Block 6911, Lot 44, Borough of Brooklyn, Alt. 1723-60, re—junk yard, residence use district.

**607-60-A**—B.B.—2645-2647 Mill Road, north side, 24 feet 11½ inches west of Bay 44th Street, Block 6911, Lot 44, Borough of Brooklyn, Alt. 1723-60, re—corrugated metal frame sheds for business use.

**608-60-A**—B.M.—149 Spring Street, north side, 75 feet west of Wooster Street, Block 501, Lot 35, Borough of Manhattan, Alt. 393-60, re—fire escape.



# CALENDAR

**609-60-SM**—Security Products Company Metal Windows, Model No. APW-40CT, steel and aluminum, manufactured by Security Products Company, Material.

**610-60-BZ**—B.Q.—137-44 244th Street, northwest corner 138th Avenue, Block 13241, Lots 1 and 45, Rosedale, Borough of Queens, Alt. 2430-58, re—setback, residence use district.

**611-60-A**—B.M.—136 East Broadway, north side, 210 feet, 5 inches east of Pike Street, Block 283, Lot 59, Borough of Manhattan, re—revocation of Certificate of Occupancy.

**612-60-SM**—Slipknot #47 Flame Resistant Plastic Duct Tape (used to seal joints of heating and air conditioning duct systems), manufactured by Plymouth Rubber Co., Inc., Material.

**613-60-BZ**—B.Q.—97-14 to 97-22 63rd Road, south side, 102.97 feet east of 97th Street, and 97-11 63rd Drive, Block 2089, Lots 6, 8, 9, 40 and 11, Rego Park, Borough of Queens, N.B. 1956-60, re—proposed loading and unloading on portion of lot in a residence use district, curb cuts, excessive area coverage and rear yard, residence use district.

**614-60-SM**—Colco Sanitary Ring and Flange, manufactured by The Coleman Company, Material.

**615-60-BZ**—B.Q.—84-02 to 84-46 (84-10 official), South Conduit Avenue, south side, from 84th Street to 86th Street, 137-41 to 137-51 84th Street, 137-44 to 137-50 86th Street, and 84-01 to 84-27 and 85-01 to 85-19 149th Avenue, Block 11390, Lots 1, 11 and 25, Aqueduct, Borough of Queens, Alt. 1480-60, re—open parking and storage of not more than 150 motor vehicles, sales and display of new and used cars, frame office and proposed curb cuts and business signs, residence use district.

**616-60-SM**—Gold Bond Fire-Shield Tile, fire resistive acoustical tile, manufactured by National Gypsum Company, Material.

**617-60-SM**—Glid-Tile (plastic wall coating, sprayed), manufactured by The Glidden Company, Material.

**618-60-SM**—D-A Nailing System, D-B Exposed Tee Grid System, D-D Kerf Spline System, D-F Semi-Exposed Tee System, acoustical suspension systems, manufactured by Donn Products, Inc., Material.

**619-60-SA**—Aeroil Products, Inc., Steam Cleaner, Model 121C-F, manufactured by Aeroil Products, Inc., Appliance.

**620-60-A**—B.M.—46 East 3rd Street, south side, 60 feet east of 2nd Avenue, Block 444, Lot 11, Borough of Manhattan, Alt. 1707-59, re—converting cellar to living quarters.

**621-60-BZ**—B.Q.—131-31 to 131-39 (131-35 official) Springfield Boulevard and 216-01 to 216-09 132nd Avenue, northeast corner, Block 12922, Lot 125, Springfield, Borough of Queens, N. B. 1957-60, re—gasoline service station, lubricatorium, minor auto repairs, car wash, storage room, office, sales, parking and storage in open area and ground sign in local retail use district.

**622-60-A**—F.D.—245-249 West 27th Street, north side, 193 feet east of 8th Avenue, Block 777, Lot 15, Borough of Manhattan, F.D. Decision 6/28/60, re—emergency elevator service.

**623-60-A**—F.D.—15-17 West 36th Street, north side, 274 feet west of 5th Avenue, Block 832, Lot 32, Borough of Manhattan, F.D. Decision 7-11-60, re—emergency elevator service.

**624-60-A**—F.D.—148-152 West 37th Street, south side, 75 feet east of 7th Avenue, Block 812, Lot 69, Borough of Manhattan, F.D. Decision 7-11-60, re—emergency elevator service.

**625-60-A**—F.D.—555 8th Avenue, west side, 24 feet 6 inches south of West 38th Street, 304 West 38th Street, Block 761, Lot 37, Borough of Manhattan, F.D. Decision 7-11-60, re—emergency elevator service.

**626-60-A**—B.B.—568-572 Rockaway Avenue, west side, 75 feet 8½ inches north of Blake Avenue, Block 3543, Lot 37, Borough of Brooklyn, Alt. 1267-60, re—egress.

**627-60-A**—B.Bx.—12 East 213th Street, south side, 100.03 feet east of Jerome Avenue, Block 3329, Lot 56, Borough of The Bronx, Alt. 630-60, re—cellar apartment, multiple dwelling.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept of Marine and Aviation.

## RULES

|                                                                                                                                                              | Last Publication               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                                                                                 | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules ..                                                                                                                           | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of ..                                                                                           | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                                                                                         | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                                                                                | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                                                                                             | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                                                                                      | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime) ..                                                                                                                            | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                                                                                            | Sept. 15, 1955.                |
| Elevator Rules .....                                                                                                                                         | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                                                                               | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                                                                                             | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                                                                                | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                                                                                     | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior) .....                                                                                                                            | April 15, 1958.                |
| Fire Drill Rules .....                                                                                                                                       | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Aug. 4, 1960—Vol. 45, No. 31   |
| Fireproof Wood, Testing of .....                                                                                                                             | June 30, 1960—Vol. 45, No. 26  |
| Gas Shut-Off Rules .....                                                                                                                                     | Apr. 13, 1937—Vol. 22, No. 15  |
| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Insulating Fibre Board Rules ....                                                                                                                            | June 5, 1928—Vol. 13, No. 23   |
| Methyl Chloride Rules for Class B and C Refrigerating Systems ..                                                                                             | Mar. 25, 1952—Vol. 37, No. 13A |
| Oil Burner Rules .....                                                                                                                                       | Feb. 11, 1947—Vol. 32, No. 6   |
| Opening Protective Assemblies, Rules for Inspection of .....                                                                                                 | June 25, 1959—Vol. 44, No. 25  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....                                                                   | May 27, 1954.                  |
| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 36  |
|                                                                                                                                                              | Aug. 3, 1937—Vol. 22, No. 31   |



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|                                                                                                | Last Publication              |
|------------------------------------------------------------------------------------------------|-------------------------------|
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40  |
| Smoking in Factories, Rules for..                                                              | Mar. 31, 1960—Vol. 45, No. 13 |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | June 30, 1960—Vol. 45, No. 26 |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26 |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23  |
| Structural Alterations Reporting..                                                             | June 7, 1932—Vol. 17, No. 23  |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...                                 | Sept. 3, 1946—Vol. 31, No. 36 |
| Zoning Resolution, Rule to Supplement Section 19-A—                                            | July 11, 1958.                |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

## SEPTEMBER 13, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 13, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 723-50-BZ—Vol. III

APPLICANT—Lama Proskauer and Prober for John Al-bergo, owner.

SUBJECT—Application reopened March 1, 1960 as Volume III—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—173-177 Palmetto Street, north-side, 150 feet east of Central Avenue, Block 3342, Lot 55, Borough of Brooklyn.

### 777-54-BZ—Vol. II

APPLICANT—Robert Gottlieb for Hermany Realty Corporation, owner: Hermany Farms Incorporated, lessee.

SUBJECT—Application reopened March 1, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles and the construction of a raised platform for loading and unloading in the residence use portion of the plot.

PREMISES AFFECTED—2350 Hermany Avenue, south-side, 191.19 feet west of Zerega Avenue, Block 3697, Lots 32 and 64, Borough of the Bronx.

### 5-33-BZ—Vol. IV

APPLICANT—Patrick D. Concagh for Charles Mottola, owner.

SUBJECT—Application reopened March 29, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7i and 7e of the Zoning Resolution, to permit in a business, retail and residence use district, to extend the present uses of the existing gasoline service station, car wash, lubritorium, parking and storage of more than five (5) motor vehicles, sale of accessories and minor auto repairs to include auto body and fender repairs, welding, painting, spraying and towing of cars and the erection of an additional business sign.

PREMISES AFFECTED—3800-3812 Boston Road and 3480-3490 Baychester Avenue, southeast corner, Block 5257, Lot 1, Borough of the Bronx.

### 440-59-BZ

APPLICANT—Randolph M. Smith for Carl I. Koncur, owner.

SUBJECT—Application July 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the first floor of the present three story buildings with the two one story additions from store and storage to offices, storage and wholesale sales of imported food products.

PREMISES AFFECTED—92-16 95th Avenue, southwest corner of 93rd Street, Block 9032, Lot 8, Woodhaven, Borough of Queens.

### 204-60-BZ

APPLICANT—M. W. Del Gaudio for John Cullo, owner.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry building for use as office, storage and processing of stone with the open area for the storage and cutting of stone.

PREMISES AFFECTED—3221 Edson Avenue, west side, 100 feet south of East 222nd Street, Block 4758, Lot 20, Borough of the Bronx.

### 414-41-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug for Mildred Slatow, owner.

SUBJECT—Application reopened March 15, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of a parking lot, previously granted by the Board for a temporary term of ten (10) years.

PREMISES AFFECTED—2906-2926 West 17th Street, westside, 35.6 feet south of Mermaid Avenue, and 2913-2915 West 19th Street, eastside, 100 feet south of Mermaid Avenue, Block 7061, Lots 11, 14 and 16, Borough of Brooklyn.

### 654-59-BZ

APPLICANT—Kingsway Delicatessen and Lunch Incorporated, lessee for Joseph Fennelly, owner.

SUBJECT—Application October 9, 1959—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a business and residence use C area district, the extension of the first floor of an existing building, extending the present business use into the residence portion of the plot, occupying more than the permitted area coverage with a business exit in the residence use district.

PREMISES AFFECTED—1906 Kings Highway, southside, 40 feet east of East 19th Street, Block 6782, Lot 70, Borough of Brooklyn.

### 212-60-BZ

APPLICANT—De Rose and Cavalieri for Joseph and Pea, Frascone, owners; Carmine Coscia, owner under contract.

SUBJECT—Application March 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for the parking and storage of more than five (5) passenger type motor vehicles for a term of ten (10) years.

PREMISES AFFECTED—1841 Belmont Avenue and 60 East 176th Street, southwest corner, Block 2945, Lots 28, 29, 30 and 31, Borough of the Bronx.

### 146-60-BZ

APPLICANT—Lama, Proskauer and Prober for Five States Realty Corporation, owner.

SUBJECT—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office



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sales, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—2347-2357 Ralph Avenue and 1314-1326 East 64th Street, southeast corner, Block 8363, Lot 21, Borough of Brooklyn.

## 270-60-BZ

**APPLICANT**—Leonard F. Rothkrug, Ross and Atkin for Varsam Realty Corporation, owner; North American Printing Corporation, lessee.

**SUBJECT**—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of an extension to a printing plant to occupy more than the permitted area all for a temporary term of twenty (20) years.

**PREMISES AFFECTED**—3243 Ampere Avenue, northeast corner of Research Avenue, Block 5416, Lot 111, Borough of the Bronx.

## 926-57-BZ—Vol. III

**APPLICANT**—Reginald S. Hardy for Robin Associates and M. L. M. Realty Corporation, owners.

**SUBJECT**—Application reopened March 22, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales of accessories, car washing, ground sign, minor auto repairs with hand tools only and parking and storage of motor vehicles.

**PREMISES AFFECTED**—245-06 to 245-18, (245-10, Official), South Conduit Avenue, southside, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14, Rosedale, Borough of Queens

## 300-60-BZ

**APPLICANT**—Albert J. Marlo for Acorn Auto Service, owner.

**SUBJECT**—Application April 21, 1960—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, the rebuilding of the service building with signs, show windows and curb cut within 75 feet of a residence use district, renovate the station and extend the present uses of gasoline service station, auto laundry, lubrication, office, auto accessory store, battery and tire service to include accessory sales, auto repairs, safety inspection and parking and storage of motor vehicles.

**PREMISES AFFECTED**—533-545 Coney Island Avenue, and 44-46 Hinckley Place, southeast corner, Block 5114, Lots 1 and 32, Borough of Brooklyn.

## 281-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application April 6, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail and residence use district, the removal of an existing two story building occupied as gasoline service station, retail stores and offices and the erection of a one story building and extension of the gasoline service station and accessory uses to occupy the entire premises.

**PREMISES AFFECTED**—2040-2046 8th Avenue and 244-252 West 111th Street, southeast corner and 2042 Frederick Douglas Circle and 243 Cathedral Parkway, Block 1826, Lot 1, Borough of Manhattan.

## 164-37-BZ—Vol. IV

**APPLICANT**—Leonard F. Rothkrug for Flyman Holding Co., Inc., owner.

**SUBJECT**—Application reopened July 6, 1960 for consideration as to extension of term of variance, expires March 13, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station,

accessory sales, car-washing, lubritorium and office and permitting the existing parking and storage of more than five (5) motor vehicles on balance of plot.

**PREMISES AFFECTED**—9716-9726 Church Avenue and 494-542 East 98th Street, southwest corner, Block 4718, part of Lot 42, Borough of Brooklyn.

## 514-45-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

**SUBJECT**—Application reopened July 6, 1960 for consideration as to extension of time to complete, expired March 10, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a manufacturing and retail use district the manufacture of metal products, assembly of machines and machine parts with accessory spraying, welding and loading and unloading.

**PREMISES AFFECTED**—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

## 826-49-BZ

**APPLICANT**—Samuel Garnett for Martin J. Keating, owner.

**SUBJECT**—Application reopened July 6, 1960 for consideration as to extension of term of variance, expired May 24, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the change in occupancy from stable to cooperage and barrel storage.

**PREMISES AFFECTED**—118 Sullivan Street, west side, 125 feet south of Prince Street, Block 504, Lot 28, Borough of Manhattan.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 885-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7i, 7a and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station and extend the present use of gasoline service station to include lubritorium, minor auto repairs hand tools only, car washing, sales room, utility room, ground sign, parking and storage of motor vehicles extending from the local retail use into the residence use with business entrances and curb cuts within 75 feet of the residence use district.

**PREMISES AFFECTED**—241-02 to 241-10 (241-02 official) Merrick Boulevard and 134-01 to 134-07 241st Street, southeast corner, Block 13205, Lot 34, Laurelton, Borough of Queens.

**Hearing closed**—Laid over from June 21, 1960, to July 12, 1960, for inspection and decision; applicant to file new elevations and revised plans; then to September 13, 1960, at the request of applicant.

## 888-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the modernization of the present service building of an existing gasoline service station, lubritory and auto laundry and extend the uses to include car washing, salesroom, utility room, minor auto repairs, hand tools only, ground sign, install five (5) additional 550 gallon gasoline tanks, rearrange curb cuts, and parking and storage of motor vehicles.



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**PREMISES AFFECTED**—71-01 to 71-19 (71-05 official) Myrtle Avenue, and 72-04 to 72-14 71st Place, northwest corner, and 71-02 to 71-22 Cooper Avenue and 72-01 71st Street, Block 3692, Lot 1, Ridgewood, Borough of Queens.

**Hearing closed.**—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision; then to September 13, 1960, for decision; applicant to file revised drawing, eliminating steel garage and substituting a masonry building.

## 21-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application January 11, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the use to include lubritorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—88-11 to 88-21 (88-15 official), Rockaway Boulevard, and 88-10 to 88-18 101st Avenue, northeast corner and 101-02 to 101-10 89th Street, Block 9090, Lot 21, Ozone Park, Borough of Queens.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 228-60-BZ

**APPLICANT**—Frederick A. Ketcher for Louis Fayne, owner.

**SUBJECT**—Application March 28, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the storage of more than 5 pleasure motor vehicles for a term of five (5) years.

**PREMISES AFFECTED**—1888 Billingsley Terrace, east side, 135.5 feet west of Phelan Place, Block 2879, Lot 259, Borough of The Bronx.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 626-59-BZ

**APPLICANT**—Philip Freshman for Dr. Algerd Powell, owner.

**SUBJECT**—Application October 1, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the change in use of a first floor of a two story building from storage to manufacturing of a type permitted in a business use district and office and continue present factory use on second floor and parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

**PREMISES AFFECTED**—70-28 57th Drive, south side, 91.39 feet west of Mazeau Street, Block 2799, Lot 150, Maspeth, Borough of Queens.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 627-59-A

**APPLICANT**—Philip Freshman for Dr. Algerd Powell, owner.

**SUBJECT**—Application October 1, 1959—Appeal from a decision of the Borough Superintendent re—frame construction, factory, stairways, skylights, etc.

**PREMISES AFFECTED**—70-28 57th Drive, south side, 91.39 feet west of Mazeau Street, Block 2799, Lot 150, Maspeth, Borough of Queens.

## 288-60-BZ

**APPLICANT**—Victor E. Block for Nicholas Colapinto, owner.

**SUBJECT**—Application April 19, 1960—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sale and storage of accessories,

minor auto repairs and parking and storage of motor vehicles and ground sign with curb cuts within 75 feet of a residence use district, for a term of twenty (20) years.

**PREMISES AFFECTED**—161-15 46th Avenue, northwest corner of 162nd Street, Block 5440, Lot 81, Flushing, Borough of Queens.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 678-54-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Lomac Realty Corporation, owner.

**SUBJECT**—Application reopened January 12, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, a boiler room extension to a diaper laundry previously granted by the Board and to permit an additional lot to be used for accessory parking, loading and unloading.

**PREMISES AFFECTED**—56 and 60-64 Hope Street, southside, 100 feet west of Marcy Avenue and 339 Grand Street, Block 2384, Lots 10 and 12, Borough of Brooklyn.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 258-60-BZ

**APPLICANT**—Elliot Saltzman for E-N Realty Company, owner.

**SUBJECT**—Application April 7, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present daytime parking lot for employees and customers, no fee charged, from the business use portion into the residence use portion of the plot.

**PREMISES AFFECTED**—164-30 to 164-40 (164-32 official,) South Road and 104-06 to 104-20 165th Street, southwest corner, Block 10163, Lots 51 and 54, Jamaica, Borough of Queens.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 247-60-BZ

**APPLICANT**—Morton S. Cahn for Sanford Levy, owner.

**SUBJECT**—Application April 1, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story store building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—97-20 64th Avenue, south side, 160.50 feet east of Queens Boulevard, Block 2091, Lot 14, Rego Park, Borough of Queens.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 167-60-BZ

**APPLICANT**—Frank L. Thompson, for Studley Paper Company Incorporated, owner.

**SUBJECT**—Application March 8, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a manufacturing and business use, D area district, the erection of an extension to an existing building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—2047 Nameoke Avenue and 1601 Redfern Avenue, southeast corner, Block 15537, Lot 71, Far Rockaway, Borough of Queens.

**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 170-58-BZ—Vol. II

**APPLICANT**—Louis Leiberman for Sadie Wugman, owner.

**SUBJECT**—Application reopened May 3, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs,



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car washing, storage, office and sales, parking and storage of motor vehicles and ground signs in conjunction with above use.

**PREMISES AFFECTED**—583-593 Sixth Avenue, eastside, 93.8 feet south of 16th Street, Block 1054, Lots 10, 11, 12, 13, 14 and 15, Borough of Brooklyn.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 54-36-BZ—Vol. II

**APPLICANT**—Samuel Miller for Esso Standard Oil Company, owner.

**SUBJECT**—Application reopened September 30, 1958 as Volume II—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubricatorium and auto laundry and to extend the area and the uses to include minor auto repairs with hand tools only and the parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

**PREMISES AFFECTED**—525 Gravesend Neck Road (517-531 displayed), northwest corner of Ocean Parkway, Block 7157, Lot 16, Borough of Brooklyn.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 214-60-BZ

**APPLICANT**—Robert Gottlieb for Conrad Okon, owner.

**SUBJECT**—Application March 23, 1960—decision of the Borough Superintendent, under Sections 21 and 19 B (d) of the Zoning Resolution, to permit in a D area district, the erection of a two story building exceeding the area coverage and without the required parking space.

**PREMISES AFFECTED**—3789 East Tremont Avenue, east side, 316.60 feet north of Schley Avenue, Block 5435, Lot 13, Borough of The Bronx.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 17-60-BZ

**APPLICANT**—Julius S. Rapson, for John Valerio, owner.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, G-1 area district, the erection of a one-story extension in the residence use, G-1 area portion of the plot exceeding the area coverage and extending the present commercial use.

**PREMISES AFFECTED**—240-04 Merrick Boulevard and 134-23 Brookville Boulevard, southeast corner, Block 13204, Lots 97 and 103, Rosedale, Borough of Queens.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 312-59-BZ

**APPLICANT**—Victor E. Block for J. C. Moss, owner; Rose Fontana, lessee.

**SUBJECT**—Application April 27, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the construction of a covered passageway from the basement of the existing front building to the first floor of the existing rear building and extend the present restaurant use from the front building to the rear building.

**PREMISES AFFECTED**—113 West 13th Street, north side, 232 feet west of 6th Avenue, Block 609, Lot 52, Borough of Manhattan.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 311-60-BZ

**APPLICANT**—George Fuchs for E. G. Danner, owner.

**SUBJECT**—Application April 26, 1960—decision of the

Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the use of the first floor of an existing building for office, storage and factory.

**PREMISES AFFECTED**—1884 and 1886 Woodbine Street, south side, 90 feet 13/8 inches, and 70 feet 13/8 inches west of Woodward Avenue, Block 3470, Lots 19 and 119, Ridgewood, Borough of Queens.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 701-59-BZ

**APPLICANT**—Albert Melniker for George and Charles Crocco, owners.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 21 of the Zoning Resolution, to permit in a retail use, D and E area district, the erection of an extension to an existing storage garage occupying more than the permitted area coverage in the E area district without the required setback and rear yard and extend the use to include motor vehicle repairs, signs and display of new and used cars, the installation of three (3) additional gasoline tanks and two (2) pumps for private use.

**PREMISES AFFECTED**—1561 Hylan Boulevard and 300 Burgher Avenue, southwest corner, Block 3332, Lot 19, Dongan Hills, Borough of Richmond.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for further consideration and decision.

## 702-59-A

**APPLICANT**—Albert Melniker for George Crocco and Charles Crocco, owners.

**SUBJECT**—Application October 29, 1959—filed pursuant to Section 35, General City Law re—curb cut located in bed of mapped street, proposed widening of Burgher Avenue and vehicular entrance.

**PREMISES AFFECTED**—1561 Hylan Boulevard and 300 Burgher Avenue, southwest corner, Block 3332, Lot 19, Dongan Hills, Borough of Richmond.

## 345-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Packer Super Market Incorporated, owner.

**SUBJECT**—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story and cellar building for use as a supermarket, extending from the business use into the residence use portion of the plot with business entrance in the residence use district and business sign, show window, business entrance and exit exceeding 3 feet, 6 inches within 75 feet of the residence use district and loading and unloading and employee and patron parking.

**PREMISES AFFECTED**—2794-2814 Atlantic Avenue and 232-262 Hendrix Street, southwest corner, Block 3962, Lots 9, 10, 11 and 12, Borough of Brooklyn.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 181-60-BZ

**APPLICANT**—Guerino Salerni for Filmat Realty Corporation, owner.

**SUBJECT**—Application March 9, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building to be used as an auto laundry in conjunction with the present parking lot, all within the business use portion of the plot.

**PREMISES AFFECTED**—23-28 30th Avenue, south side, 91.89 feet west of Crescent Street, Block 572, Lots 37 and 38, Astoria, Borough of Queens.

**Hearing closed**.—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision; Board of Education to inform Board concerning the possible effect upon nearby school.



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## 992-38-BZ—Vol. II

APPLICANT—Paul Friedman for Sidney Esikoff and Theodore Tannor, owners.

SUBJECT—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles, with ground sign, all for a stated term of twenty (20) years.

PREMISES AFFECTED—2800-2824 Bruckner Boulevard, southside, from Swinton Avenue to Quincy Avenue, Block 5534, Lot 1, Borough of The Bronx.

Hearing closed—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision; applicant to file statement as to possible conforming use of premises.

## 186-60-BZ

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing building from a fire house to office and storage and sale of building materials as an extension of the present permitted use on the adjoining lot.

PREMISES AFFECTED—393-399 Halsey Street, northside, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn.

Hearing closed—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 187-60-A

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960—Appeal from a decision of the Borough Superintendent—re stairs, partitions, etc.

PREMISES AFFECTED—393-399 Halsey Street, northside, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn.

## 226-60-BZ

APPLICANT—Samuel S. Adlerstein for Fugazy Travel Bureau, Incorporated, owner.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Sections 7a and 7e of the Zoning Resolution, to permit in a local retail use district, the extension of present business (travel bureau) located on the first floor to second and third floors and occupy the fourth floor as an apartment for the owner.

PREMISES AFFECTED—351 Avenue of The Americas, west side, 69.5 feet north of West 4th Street, Block 592, Lot 23, Borough of Manhattan.

Hearing closed—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 312-60-BZ

APPLICANT—Hodges, Reavis, Mcgrath and Downey for Milton H. Stapen, Manuel Stapen, Annabel Schnitman, Sadye Lewis Friedman, and Irving Stapen, owners.

SUBJECT—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7A and 21 of the Zoning Resolution, to permit in a retail use, B area district, after demolishing the existing five (5) four-story buildings, the erection of an 18 story and tower office building without the required rear yard and show window on the first floor within 75 feet of a residence use district.

PREMISES AFFECTED—849-857 Third Avenue and 200-204 East 52nd Street, southeast corner, Block 1325, Lots 51, 52, 53, 54, 55 and 153, Borough of Manhattan.

Hearing closed—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 330-60-BZ

APPLICANT—Victor E. Block for M.M.O. Realty Corporation, owner.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, (pleasure type).

PREMISES AFFECTED—628-630 West 185th Street, south side, 50 feet east of Wadsworth Avenue, Block 2166, Lots 9 and 10, Borough of Manhattan.

Hearing closed—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision.

## 465-55-BZ—Vol. III

APPLICANT—Larry Meltzer for 325 North Macquesten Parkway Corporation, owner.

SUBJECT—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present legal parking lot used in conjunction with the existing gasoline service station, public garage and automatic auto laundry and extend these uses to include the sales and storage of auto tires.

PREMISES AFFECTED—486 to 496 Coney Island Avenue, west side, 91 feet, 9 1/8 inches, south of Church Avenue, 804 to 826 Church Avenue, southside, 94 feet, 1/2 inch west of Coney Island Avenue, Block 5341, Lots 5, 8 and 17, Borough of Brooklyn.

Hearing closed—Laid over from June 28, 1960, for hearing to July 6, 1960, at the request of an objector; then to July 19, 1960 for inspection and decision; then to September 13, 1960, for decision; applicant to file revised drawings.

MAX H. FOLEY, *Chairman.*

## SEPTEMBER 13, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 13, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 138-60-A

APPLICANT—Hurley and Hughes for 71 Murray Street Corporation, owner.

SUBJECT—Application February 24, 1960—Appeal from a decision of the Borough Superintendent, re—Labor Law.

PREMISES AFFECTED—71-73 Murray Street, north side, 74 feet, 3 3/4 inches west of West Broadway, Block 132, Lot 4, Borough of Manhattan.

## 68-60-A

APPLICANT—Henry George Greene for Equitable Trading Corporation, owner; Maxwell Brody, lessee.

SUBJECT—Application January 28, 1960—Appeal from a decision of the Borough Superintendent re—enclosed stairways.

PREMISES AFFECTED—204-208 Franklin Street, northwest corner of Washington Street, Block 185, Lot 25, Borough of Manhattan.

## 255-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch, owner.

SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner re—an order—Automatic sprinkler system.

PREMISES AFFECTED—146 West 94th Street, south side, 342.2 feet east of Amsterdam Avenue, Block 1224, Lot 150, Borough of Manhattan.



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256-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch, owner.  
SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner re—an order—Automatic sprinkler systems.  
PREMISES AFFECTED—148-150 West 94th Street, south side, 307 feet east of Amsterdam Avenue, Block 1224, Lots 51 and 52, Borough of Manhattan.

257-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch, owner.  
SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner—re an order—Automatic Sprinkler System.  
PREMISES AFFECTED—152 West 94th Street, south side, 289 feet east of Amsterdam Avenue, Block 1224, Lot 152, Borough of Manhattan.

264-60-A

APPLICANT—William H. Heidtmann for Childrens Aid Society, owner.  
SUBJECT—Application April 12, 1960—Appeal from an order and decision of the Fire Commissioner re—automatic sprinkler.  
PREMISES AFFECTED—219-221 Sullivan Street, east side, 191 feet south of West 3rd Street, Block 539, Lot 6, Borough of Manhattan.

282-60-A

APPLICANT—Ivan Pinsker for Permatex Company Incorporated, owner.  
SUBJECT—Application April 1, 1960—Appeal from a decision of the Borough Superintendent re—6000 gallon storage tank.  
PREMISES AFFECTED—1720 Avenue Y, south side, from East 17th Street to East 18th Street, 2501-2541 East 17th Street, Block 7438, Lot 1, Borough of Brooklyn.

564-60-A

APPLICANT—Louis Tolas, owner.  
SUBJECT—Application July 25, 1960—Filed pursuant to Section 36, Article 3 of the General City Law re—erection of building not facing legally mapped street—Melvin Avenue.  
PREMISES AFFECTED—167 Melvin Avenue, north side, 283 feet east of Victory Boulevard, Block 2634, Lot 56, Travis, Borough of Richmond.

556-60-A

APPLICANT—Albert Melniker for David Steinberg and Sons and Harry Steinberg, owners.  
SUBJECT—Application July 20, 1960—Filed pursuant to Section 36, Article 3 of the General City Law re—proposed building not fronting on legally mapped street—Dora Street.  
PREMISES AFFECTED—11 Dora Street, north side, 95.11 feet west of Woolley Avenue, Block 472, Lot 62, Westerleigh, Borough of Richmond.

MAX H. FOLEY, *Chairman.*

SEPTEMBER 16, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Fri-  
day morning, September 16, 1960, at 10 o'clock at 80 La-  
fayette Street, 9th floor, New York 13, N. Y., on the follow-  
ing matter:*

21-60-GR Superseding A.S.T.M. specification as set forth under C26-609, covering Standard Methods of Fire Tests of Building Construction and Materials.

MAX H. FOLEY, *Chairman.*

SEPTEMBER 20, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 20, 1960, at 10 o'clock at 80 La-  
fayette Street, 9th floor, New York 13, N. Y., on the fol-  
lowing matters:*

127-60-BZ

APPLICANT—Lama, Proskauer and Prober for Edmund Zanine, owner; Egidio Covi, lessee.  
SUBJECT—Application February 25, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the main-  
tenance of an advertising sign.  
PREMISES AFFECTED—672-674 East 136th Street and 174-182 Cypress Avenue, southeast corner, Block 2564, Lot 5, Borough of the Bronx.

249-60-BZ

APPLICANT—Henry Nordheim for Christ Petrica and Theodore Doukas, owners.  
SUBJECT—Application April 4, 1960—decision of the Bor-  
ough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the main-  
tenance of a parking lot for more than five motor vehicles with entrance through driveway on abutting lots.  
PREMISES AFFECTED—3316 and 3318 Decatur Avenue, east side, 195 feet and 225 feet north of East 209th Street, and 3319 Parkside Place, west side, 195 feet north of East 209th Street, Block 3355, Lots 88, 89 and 148, Borough of the Bronx.

327-60-BZ

APPLICANT—Charles M. Spindler for Gaston Viette, owner; Sun Oil Company, lessee.  
SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic) office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, and parking and stor-  
age of motor vehicles with ground signs.  
PREMISES AFFECTED—194-02 to 194-22 (194-10 offi-  
cial), Northern Boulevard, south side from 194th Street to 195th Street, 43-01 to 43-09 194th Street, and 43-02 to 43-10 195th Street, Block 5518, Lot 1, Flushing, Borough of Queens.

328-60-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Fanny Fineman; Louis Fineman, Executor, owner.  
SUBJECT—Application May 2, 1960—decision of the Bor-  
ough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the extension of a retail store occupying more than the permitted area.  
PREMISES AFFECTED—2168 86th Street, south side, 49 feet 2 inches east of Bay 29th Street, Block 6380, Lot 40, Borough of Brooklyn.

362-60-BZ

APPLICANT—Gilbert Lazerus for Gladjo Realty Corpo-  
ration, owner.  
SUBJECT—Application May 11, 1960—decision of the Bor-  
ough Superintendent, under Section 21 of the Zoning Reso-  
lution, to permit in a business use C area district, the  
erection of a one story extension exceeding the permitted  
area coverage.  
PREMISES AFFECTED—97-11 to 97-15A Queens Boule-  
vard and 97-01 64th Avenue, northwest corner, Block 2090,  
Lot 64, Rego Park, Borough of Queens.

115-60-BZ

APPLICANT—Louis Lieberman for Sadye Lichtenstein,  
owner.  
SUBJECT—Application February 19, 1960—decision of the  
Borough Superintendent, under Sections 7e and 21 of the



# CALENDAR

Zoning Resolution, to permit in a residence use, D area district, the erection of a one story structure occupying more than the permitted area coverage and for use as a supermarket and retail stores with parking of more than five (5) cars for employees and patrons.  
**PREMISES AFFECTED**—99-15 to 99-41 Horace Harding Expressway, north side, 219.97 feet East of 99th Street and 99-24 to 99-38 60th Avenue, Block 1948, Lot 19, Corona, Borough of Queens.

## 234-60-BZ

**APPLICANT**—Simeon Heller and George J. Meltzer for Joseph Lopardo, owner.  
**SUBJECT**—Application March 29, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a restaurant with patron parking in the unbuilt upon area.  
**PREMISES AFFECTED**—48-02 111th Street and 108-74 48th Avenue, southwest corner, Block 2004, Lot 38 and 40, Corona, Borough of Queens.

## 54-60-BZ

**APPLICANT**—Edward Lindstrom for Chester, Robert and Muriel Bauss, owners.  
**SUBJECT**—Application January 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.  
**PREMISES AFFECTED**—102-09 221st Street, east side, 98.07 feet north of Hempstead Avenue, Block 10777, Lot 1, Queens Village, Borough of Queens.

## 63-60-BZ

**APPLICANT**—Edward Lindstrom for Joseph W. and Leonnora Graff, owners.  
**SUBJECT**—Application January 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling in a building that does not have the required side yard and front setback.  
**PREMISES AFFECTED**—101-14 223rd Street, west side, 120 feet south of 101st Avenue, Block 10795, Lot 38, Queens Village, Borough of Queens.

## 277-60-BZ

**APPLICANT**—Dominick Salvati and Son for Victor Lito, owner.  
**SUBJECT**—Application April 14, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building to be occupied as a Motor-Boat showroom, and the sales and services of outboard boats, engine parts and accessory sign and storage of outboard boats on the vacant area of the plot.  
**PREMISES AFFECTED**—2527 Cropsey Avenue, northeast corner of Bay 40th Street, Block 6908, Lot 9, Borough of Brooklyn.

## 309-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Estate of Pauline Duhlberg, owner; Buono Automotive Service Incorporated, lessee.  
**SUBJECT**—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, rebuilding and maintenance of an existing gasoline service station and extend the uses to include accessory minor auto repairs, non automatic car washing, lubritorium, office, sales and parking of cars awaiting service.  
**PREMISES AFFECTED**—5304-5368 18th Avenue, west side, 20 feet ¼ inch south of 53rd Street, Block 5479, Lot 42, Borough of Brooklyn.

## 8-37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Morben Properties Incorporated, owner; Socony Mobil Oil Company, lessee.  
**SUBJECT**—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, to enlarge the present service building, alter the interior, reface the front and sides, with approved porcelain enamel and extend the present uses of the gasoline service station, lubritorium, and auto laundry to include minor auto repairs, car washing, utility room for parking and storage of motor vehicles for a term of twenty (20) years.  
**PREMISES AFFECTED**—113-125 Hamilton Avenue, east side, from Woodhull Street to Columbia Street, 2-12 Woodhull Street and 306-314 Columbia Street, Block 362, Lot 1, Borough of Brooklyn.

## 279-60-BZ

**APPLICANT**—John F. Fitzsimons for Greek Orthodox Community of Saint Demetrios, Incorporated, owner.  
**SUBJECT**—Application April 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a church and community center occupying excessive area without the required setbacks from the side streets.  
**PREMISES AFFECTED**—84-35 152nd Street, and 152-01 84th Drive, northeast corner; and 152-02 84th Road, Block 9749, Lot 36, Jamaica, Borough of Queens.

## 352-60-BZ

**APPLICANT**—Harry Silverman for 23 Cornelia Street Incorporated, owner.  
**SUBJECT**—Application April 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing two story building, the change of occupancy from wet wash laundry to store and offices on the first floor and two apartments on the second floor.  
**PREMISES AFFECTED**—23 Cornelia Street, west side, 206 feet 7 inches north of Bleecker Street, Block 590, Lot 42, Borough of Manhattan.

## 335-60-BZ

**APPLICANT**—George H. Colin for Cities Service Oil Company, owner.  
**SUBJECT**—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station and extend the uses to include minor auto repairs, car washing, office, retail sales, and with ground sign, show windows and business entrances within 75 feet of a residence use district.  
**PREMISES AFFECTED**—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664, Lot 20, Borough of Brooklyn.

## 336-60-A

**APPLICANT**—George H. Colin for Cities Service Oil Company, owner.  
**SUBJECT**—Application April 20, 1960—Appeal from a decision of the Borough Superintendent re—Gasoline station within 20 feet, wall of a theater.  
**PREMISES AFFECTED**—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664, Lot 20, Borough of Brooklyn.

## 326-60-BZ

**APPLICANT**—James E. Vassalotti for Herbert Sadki and Morris Sosnow, owners.  
**SUBJECT**—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the



# CALENDAR

Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

**PREMISES AFFECTED**—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

**Hearing closed**—Laid over from July 19, 1960, for continued hearing to September 20, 1960, and for inspection.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 545-58-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Yerna J. Kauffman, owner.

**SUBJECT**—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for a term of five (5) years.

**PREMISES AFFECTED**—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision; then to September 20, 1960, for decision at request of applicant to submit statement from Temple.

## 2-37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 19, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, office, lubritorium, auto laundry and parking of motor vehicles and extend such uses to include minor motor vehicle repairs and ground sign.

**PREMISES AFFECTED**—89-06 to 89-14 Myrtle Avenue and 83-22 to 83-28 Woodhaven Boulevard, southwest corner, Block 3866, Lot 162, Forest Hills, Borough of Queens.

**Hearing closed**—Laid over from June 7, 1960, to June 21, 1960, for inspection and decision; applicant to file new design for facade of building; then to July 6, 1960 at request of applicant for consideration of revised drawings by the Board and decision; then to September 20, 1960, for decision at request of applicant to file revised drawings.

## 4-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district the reconstruction of an existing gasoline service station, lubritorium, auto laundry, parking for more than five (5) cars and extend said uses to include salesroom, utility room, minor auto repairs and ground signs.

**PREMISES AFFECTED**—43-12 to 43-20 (43-14 official) Main Street and 134-41 to 134-49 Dahlia Avenue, northeast corner, Block 5125, Lot 36, Flushing, Borough of Queens.

**Hearing closed**—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision; then to June 21, 1960, for decision; applicant to file revised plans; then to July 1960, at request of applicant for consideration of revised drawings by the Board and decision; then to September 20, 1960, for decision, at request of applicant to file revised drawings.

## 125-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Jaspa Specialties Company, owner; Governale Brothers, Incorporated, lessee.

**SUBJECT**—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and E-1 area district, the erection of a one story extension exceeding the permitted area coverage for a D area district and encroaching on the required setback for an E-1 area district and extend the present factory for the manufacture of metal products from the business use portion into the residence use portion of the plot with accessory welding, paint dipping, warehouse and with parking for employees and customers cars within the residence use district.

**PREMISES AFFECTED**—5402-5424 Avenue N and 1575-1587 and 1591-1593 East 54th Street, southeast corner, and 1534-1552 East 55th Street, Block 7899, Lot 39, Borough of Brooklyn.

**Hearing closed**—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision; applicant to file revised drawings; then to September 20, 1960, for decision; at request of the applicant, to file revised drawing.

## 371-60-BZ

**APPLICANT**—Goldwater and Flynn for Dara Equities, Incorporated, owner.

**SUBJECT**—Application May 13, 1960—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one and two story building for use as a supermarket, five stores, a bowling alley and open air parking.

**PREMISES AFFECTED**—71-28 to 71-40 Kissena Boulevard, northwest corner of 72nd Road, Block 6698, Lot 12, Flushing, Borough of Queens.

**Hearing closed**—Laid over from July 19, 1960, to September 20, 1960, for inspection and decision; briefs may be filed by both sides.

## 800-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings; then to July 19, 1960, for applicant to file revised drawings and for decision; then to September 20, 1960, for decision at request of applicant to file revised drawings.

## 547-32-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs (hand tools only) and parking and storage of motor vehicles.



# CALENDAR

**PREMISES AFFECTED**—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

**Hearing closed.**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings, showing existing facade remaining; then to July 19, 1960, for revised plans and for decision; then to September 20, 1960, for decision at request of applicant to file revised drawings.

**409-58-BZ**

**APPLICANT**—Andrew Di Camillo for Joseph Coscia, owner.

**SUBJECT**—Application reopened June 28, 1960 for consideration as to extension of time to complete, expired February 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 21, 7e and 7h of the Zoning Resolution, permitting in a retail and residence use, C area district, the erection of a one story extension to the present building and change uses of auto laundry, auto body repairs and paint shop and parking and storage of more than five motor vehicles to automatic auto laundry, auto repairs and parking and storage of more than five motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

**PREMISES AFFECTED**—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48. Borough of Brooklyn.

**Hearing closed.**—Laid over from July 26, 1960, to September 20, 1960, for applicant to file copy of contract, flow chart, revised plan relocating curb cut, and for inspection and decision.

**287-60-BZ**

**APPLICANT**—Victor E. Block for Bennett Avenue Parking Corporation, owner.

**SUBJECT**—Application April 19, 1960—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot extending from the business use into the residence use portion of the plot.

**PREMISES AFFECTED**—372 East 199th Street, west side, 68.35 feet north of Decatur Avenue, Block 3284, Lot 32, Borough of the Bronx.

**Hearing closed.**—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision; then to September 20, 1960, for decision; applicant to submit new drawing.

MAX FOLEY, *Chairman.*

SEPTEMBER 20, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 20, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**587-49-SM**

**APPLICANT**—North American Cement Corp., owner—portland cement.

**1012-54-SM**

**APPLICANT**—American Steel Band Company, owner—insulated veneering panel.

**820-57-SM**

**APPLICANT**—American Steel Band Company, owner—incombustible roof deck.

**821-57-SM**

**APPLICANT**—American Steel Band Company, owner—incombustible roof deck.

**363-58-SM**

**APPLICANT**—Netcong Tank Company for Anthony Arbolino, owner—fuel oil storage tank.

**527-58-SM**

**APPLICANT**—Keystone Steel & Wire Company, owner—wire mesh reinforcing.

**281-59-SM**

**APPLICANT**—Barrett Div. of Allied Chemical Corporation, owner—exterior sheathing.

**323-59-SA**

**APPLICANT**—Mid Continent Metal Products Company, owner—gas-fired burner, incinerator use.

**637-59-SA**

**APPLICANT**—Simix Company, Inc. for Similor S.A., owner—thermostatic valve.

**652-59-SM**

**APPLICANT**—Willamette Valley Lumber Company, owner—exterior sheathing.

**894-59-SM**

**APPLICANT**—Norge Div. Borg-Warner Corporation, owner—automatic coin washing machine.

**310-60-SA**

**APPLICANT**—Clesco National Inc., owner—dryer.

**482-60-SA**

**APPLICANT**—Hauck Manufacturing Company, owner—space heater.

**583-44-SM**

**APPLICANT**—Atlantic Metal Products Inc., owner—amendment of resolution, change in astragal.

**770-45-SM**

**APPLICANT**—Walter Maguire Company, Inc., owner—amendment of resolution, additional use.

**119-47-SM**

**APPLICANT**—The Cincrate Corporation, owner—amendment of resolution, additional size masonry unit and change of ownership.

**296-47-SM**

**APPLICANT**—United States Plywood Corp., owner—amendment of resolution, change of ownership.

**862-48-SM**

**APPLICANT**—Crossfield Products Corporation, owner—amendment of resolution, additional trade name.

**965-48-SA**

**APPLICANT**—Franklin Manufacturing Company, owner—amendment of resolution, change of ownership and marketing under additional trade names.

**622-49-SM**

**APPLICANT**—National Gypsum Company, owner—amendment of resolution, additional method of construction.

**647-49-SM**

**APPLICANT**—Penn-Dixie Cement Corporation, owner—amendment of resolution, additional types of cement at additional plants.

**1105-48-SA**

**APPLICANT**—Automatic Burner Corp., owner—amendment of resolution, trade name.

**119-60-A**

**APPLICANT**—Andrew Di Camillo for Pascor Realty Corporation, owner.



# CALENDAR

**SUBJECT**—Application February 11, 1960—appeal from a decision of the Borough Superintendent, re Exits and Conveyor from first to third floors.  
**PREMISES AFFECTED**—452 West 19th Street, south-side, 100 feet east of 10th Avenue, Block 716, Lot 64, Borough of Manhattan.

## 283-60-A

**APPLICANT**—William J. Karp for Silvino Giannasca, owner; Orium Products, Incorporated, lessee.

**SUBJECT**—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner—re manufacture of inflammable mixtures, buried storage system required, etc.

**PREMISES AFFECTED**—10-20 45th Road, south side, 125 feet east of Vernon Boulevard, Block 49, Lots 6 and 10, Long Island City, Borough of Queens.

## 306-60-A

**APPLICANT**—Thomas V. Burke, Borough Superintendent, Department of Buildings.

**OWNER OF PREMISES**: 228-232 West 42nd Street Realty Corp., owner; Huberts Museum, lessee.

**SUBJECT**—Application April 25, 1960—Revocation of Certificate of Occupancy #31000, re—Alteration #1266 of 1944.

**PREMISES AFFECTED**—228-232 West 42nd Street, south side, 350 feet west of 7th Avenue, Block 1013, Lot 46, Borough of Manhattan.

## 319-60-A

**APPLICANT**—Hady H. Craigwell for Irving Leberfeld, owner.

**SUBJECT**—Application April 28, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation Section 171, Subdivision 3, of the Multiple Dwelling Law and a decision of the Borough Superintendent re—Class 3 construction area excessive, egress.

**PREMISES AFFECTED**—65-48 to 65-54 Grand Avenue, south side, 23 feet west of 66th Street, Block 2775, Lots 2 and 7, Maspeth, Borough of Queens.

## 325-60-A

**APPLICANT**—Oscar I. Silverstone for Congregation Emes Wozdek of Washington Heights Incorporated, owner.

**SUBJECT**—Application April 29, 1960—Appeal from an order and a decision of the Fire Commissioner—re Automatic Sprinkler system.

**PREMISES AFFECTED**—Block bounded by Broadway, West 165th Street, St. Nicholas Avenue, West 166th Street, entire block, 3940-3960 Broadway, 1119-1121 St. Nicholas Ave., 565 West 165th Street, and 560-564 West 166th Street, Block 2124, Lot 43, Borough of Manhattan.

## 342-60-A

**APPLICANT**—E. Richard Crino for Abraham Klinghof-fer, owner.

**SUBJECT**—Application May 4, 1960—Appeal from a decision of the Borough Superintendent—re Frame building, increase from one to two families.

**PREMISES AFFECTED**—2536 Young Avenue, east side, 518 feet south of Allerton Avenue, Block 4470, Lot 22, Borough of the Bronx.

MAX H. FOLEY, *Chairman.*

SEPTEMBER 27, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 27, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 603-37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Hantman Associates, owner.

**SUBJECT**—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles for a term of twenty (20) years.

**PREMISES AFFECTED**—241-09 to 241-21, (241-15 official), Northern Boulevard and 44-36 to 44-42 Douglaston Parkway, northwest corner, Block 8092, Lot 39, Douglaston, Borough of Queens.

## 164-52-BZ—Vol. II

**APPLICANT**—Anthony Carrello, owner.

**SUBJECT**—Application reopened February 9, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing store building for use as a laundramat.

**PREMISES AFFECTED**—158-24 Brinkerhoff Avenue, southwest corner of 159th Street, Block 12162, Lot 34, Jamaica, Borough of Queens.

## 217-60-BZ

**APPLICANT**—Vincent DeVenoge for Vincent DeVenoge and Noemie DeVenoge, owners.

**SUBJECT**—Application March 23, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district the construction of an extension to the rear of the present one family dwelling occupying more than the permitted area coverage.

**PREMISES AFFECTED**—36-14 Palermo Street, west side, 52.39 feet south of Nero Avenue, Block 10516, Lot 9, Hollis, Borough of Queens.

## 837-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Iroquois Homes, Incorporated, owner; Esso Standard Oil Company, lessee.

**SUBJECT**—Application December 10, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, with hand tools only, lubritorium, non-automatic car washing, office, sales, signs and parking of customers cars awaiting service, all for a temporary term of 15 years.

**PREMISES AFFECTED**—834 Burke Avenue and 3044 Matthew Avenue, southeast corner, Block 4573, Lots 25 and 28, Borough of The Bronx.

## 153-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Rosenberg Realty Company, owner.

**SUBJECT**—Application February 24, 1960—decision of the Borough Superintendent, under Section 19A(J) of the Zoning Resolution to permit the erection and use of the required loading berths with less than the required height.

**PREMISES AFFECTED**—198-210 16th Street, south side, 220 feet 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn.

## 154-60-A

**APPLICANT**—Lama, Proskauer and Prober for Rosenberg Realty Company, owners.

**SUBJECT**—Application February 24, 1960—Appeal from a decision of the Borough Superintendent re Class III Construction, egress.

**PREMISES AFFECTED**—198-210 16th Street, south side, 220 feet 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn.

## 313-60-BZ

**APPLICANT**—Gabriel Nathan for Manuel and Selma Greenberg, owner.



# CALENDAR

**SUBJECT**—Application April 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.  
**PREMISES AFFECTED**—817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Borough of Queens.

## 314-60-A

**APPLICANT**—Gabriel Nathan for Manuel and Selma Greenberg, owners.  
**SUBJECT**—Application April 27, 1960—Appeal from a decision of the Borough Superintendent re—ceiling height.  
**PREMISES AFFECTED**—817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Borough of Queens.

## 151-60-BZ

**APPLICANT**—Jacob Lubroth and Son for J and M Rizzi Realty Corporation, owner; Foxie and Mike's Service Station, Incorporated, lessee.  
**SUBJECT**—Application February 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the extension in use of the present gasoline service station to include motor vehicle repairs with hand tools only in an existing building presently used as a two car garage.  
**PREMISES AFFECTED**—506-510 Sheepshead Bay Road, south side, 106 feet, 9¾ inches east of West 5th Street, Block 7280, Lot 15, Borough of Brooklyn.

## 104-60-BZ

**APPLICANT**—Joseph Schafran for Grace Battaglini and Angela Mondello, owners.  
**SUBJECT**—Application February 17, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district the reconstruction of the service building of an existing gasoline service station and extend the uses to include minor auto repairs.  
**PREMISES AFFECTED**—1672 Castle Hill Avenue, southeast corner of Parker Street, Block 3990, Lots 48 and 50, Borough of The Bronx.

## 898-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Giamboi Brothers Incorporated, owner.  
**SUBJECT**—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use D area district, the construction of a one story extension on the rear of building No. 1 and a one story building of Class 3 construction in the residence use portion of the plot without the required rear yard and exceeding the permitted area coverage for use of storage of plastering equipment and plastering material and storage of five (5) owners trucks in conjunction with the two present buildings on the same plot now used for office, storage of building materials, loading and unloading and storage of employees and customers cars which in the aggregate constitute garage units for more than five (5) motor vehicles.  
**PREMISES AFFECTED**—2502-2508 Coney Island Avenue, (rear building) west side, 100.36 feet south of Avenue V, Block 7159, Lots 120 and 197, Borough of Brooklyn.

## 671-58-BZ—Vol. II

**APPLICANT**—Gustave Goldman for Congregation Talmud Torah; R. Morris Kevelson, owner.  
**SUBJECT**—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district the extension of the front portion of the present buildings occupying more than the permitted area and encroaching into the required set back.

**PREMISES AFFECTED**—1379-1387 East 96th Street eastside, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

## 477-59-A

**APPLICANT**—Gustave Goldman for Congregation Talmud Torah; R. Morris Kevelson, owner.  
**SUBJECT**—Application July 9, 1959—appeal of the Borough Superintendent, re—Class 3 Structure, area excessive.  
**PREMISES AFFECTED**—1379-1387 East 96th Street, eastside, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

## 208-60-BZ

**APPLICANT**—Aaron Halpern for Pauline Sherman, owner.  
**SUBJECT**—Application March 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-D area district, the erection of an enclosed porch encroaching on the required setback.  
**PREMISES AFFECTED**—3605 Waldo Avenue, northwest corner of West 236th Street, Block 3414, Lot 60, Borough of The Bronx.

## 355-60-BZ

**APPLICANT**—Albert Melniker for Jessie and James Troiano, owners.  
**SUBJECT**—Application May 10, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story extension to an existing one story store for storage use extending into the residence portion of the premises and the use of the unbuilt upon portion for accessory customer and employee parking.  
**PREMISES AFFECTED**—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.

## 356-60-A

**APPLICANT**—Albert Melniker for Jessie and James Troiano, owners.  
**SUBJECT**—Application May 10, 1960—Filed pursuant to Section 35, article 3 of the General City Law re opening in bed of mapped street, proposed widening of Jacques Avenue and a decision of the Borough Superintendent re—accessory parking spaces.  
**PREMISES AFFECTED**—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.

## 367-60-BZ

**APPLICANT**—Bloom-Zeveloff and Robert Gottlieb for Triax Corporation, owner; R.M.C. Associates, lessee.  
**SUBJECT**—Application May 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district for period of fifteen years, the extension of a present leg office in basement into a new rear 2 story extension and change occupancy of the first floor apartments to business office.  
**PREMISES AFFECTED**—238 East 75th Street, south side, 150 feet west of Second Avenue, Block 1429, Lot 3, Borough of Manhattan.

## 370-60-BZ

**APPLICANT**—Dominick Salvati and Son for N. Y. Police Clinic School and Hospital, owner; Duke Parking Corporation, lessee.  
**SUBJECT**—Application May 5, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district after demolishing the existing buildings, the maintenance of vacant land as a parking lot for the parking and storage of more than five (5) motor vehicles.



# CALENDAR

**PREMISES AFFECTED**—359-361 West 50th Street, north side, 125 feet east of 9th Avenue, Block 1041, Lots 7, and 7½, Borough of Manhattan.

**524-52-BZ**

**APPLICANT**—Ingram S. Carner for Walmere Realty Company, Inc., owner.

**SUBJECT**—Application reopened July 12, 1960 for consideration as to extension of time to complete, expired January 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use E area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required set-backs from the street line.

**PREMISES AFFECTED**—148-12 to 148-22 Rockaway Boulevard and 126-02 to 126-08 149th Street, southwest corner, Block 12103, Lot 35, Ozone Park, Borough of Queens.

**100-48-BZ—Vol. III**

**APPLICANT**—Henry Nordheim for John H. Bush, owner; Henry Bellmann, lessee.

**SUBJECT**—Application reopened July 12, 1960 for consideration as to extension of term of variance—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district the maintenance of existing motor vehicle repair shop in store building (1878 Valentine Avenue).

**PREMISES AFFECTED**—1933-1959 Webster Avenue, 1876-1892 Valentine Avenue and 350-360 East 178th Street, south side, from Valentine to Webster Avenues, Block 2815, Lot 1, Borough of The Bronx.

**312-51-BZ—Vol. II**

**APPLICANT**—Lama, Proskauer and Prober for Flash Holding Corp., owner.

**SUBJECT**—Application reopened July 12, 1960 for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition under Section 7A of the Zoning Resolution, permitting in a business use district, to alter and rearrange the present gasoline service station and auto accessories and extend the uses to include lubritorium, office and sales, motor vehicle repair shop, stores for sale of accessories and storage room.

**PREMISES AFFECTED**—2041-2049 Flatbush Avenue and 2-14 Baughman Place, southeast corner, Block 7868, Lot 18, Borough of Brooklyn.

**95-45-BZ—Vol. II**

**APPLICANT**—Sidney H. Kitzler for Lou Halperin's Stations, Inc., owner.

**SUBJECT**—Application reopened July 19, 1960 for consideration as to extension of term of variance, expires December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a business use, D area district the extension of an existing garage for more than five motor vehicles and gasoline service station, the building as extended being in excess of the area permitted by the Zoning Resolution.

**PREMISES AFFECTED**—87-24 to 87-38 Lefferts Boulevard, west side, 190 feet south of Jamaica Avenue, Block 9328, Lots 16, 18, 20 and 22, Richmond Hill, Borough of Queens.

**04-49-BZ**

**APPLICANT**—Young, Balbach, Tilford and Lewis for George Nintzel, owner.

**SUBJECT**—Application reopened July 19, 1960 for consideration as to extension of term of variance, expired June 14, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the maintenance of ignition repairs, battery charging, auto parts,

cleaning, testing room, office and one family, and permitting the parking of more than five motor vehicles waiting to be serviced on open portion of lot.

**PREMISES AFFECTED**—34-16 31st Street, west side, 140.5 feet south of 34th Avenue, Block 607, Lot 35, Long Island City, Borough of Queens.

**171-44-BZ**

**APPLICANT**—Frederick A. Ketcher for The H. W. Wilson Company, owner.

**SUBJECT**—Application reopened July 19, 1960 for consideration as to extension of term of variance, expires July 19, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district the warehouse for the storage of paper products but without the storage of any motor vehicles in the building.

**PREMISES AFFECTED**—519 West 161st Street, north side, 300 feet 6 inches west of Amsterdam Avenue, Block 2120, Lot 50, Borough of Manhattan.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

**921-59-BZ**

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, office and car wash and extend the uses to include minor auto repairs, salesroom, utility room, ground sign, parking and storage of motor vehicles and the installation of five (5) additional 550 gallon gasoline tanks.

**PREMISES AFFECTED**—71-10 to 71-20 (71-20 official) Roosevelt Avenue, and 40-02 to 40-08 72nd Street, southwest corner, Block 1303, Lot 9, Jackson Heights, Borough of Queens.

**Hearing closed**—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision; then to September 27, 1960 for decision; applicant to file revised drawing showing new accessory building located further in from street, and relocating toilet doors.

**82-60-BZ**

**APPLICANT**—Leonard F. Rothkrug for Abso Mason Contracting Corporation, owner; Precision Mason Contracting Corporation, lessee.

**SUBJECT**—Application February 8, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of a portion of the building from sales and distribution of dairy products to stamping and assembly of vinyl and metal products and the construction of an extension of the building to occupy more than the permitted area.

**PREMISES AFFECTED**—2404-2410 McDonald Avenue, west side, 92 feet south of Village Road South, Block 7149, Lots 10, 11, 12, Borough of Brooklyn.

**Hearing closed**—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision; then to July 26, 1960, for decision; applicant to submit statement to the Board; then to September 27, 1960, for appearance of applicant.

MAX H. FOLEY, *Chairman*.

SEPTEMBER, 27, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 27, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:



BOARD OF STANDARDS AND APPEALS  
80 LAFAYETTE STREET  
NEW YORK 13, N. Y.

Bulk Rate  
U. S. POSTAGE  
**PAID**  
Permit No. 4875  
New York, N. Y.

3

University of Illinois Library  
Serials Dept.  
Urbana, Ill.

## CALENDAR

### 353-60-A

APPLICANT—William S. Shary for New York City Mission Society, owner.

SUBJECT—Application May 10, 1960—Appeal from a decision of the Borough Superintendent—re bulkhead to roof and fire-retarding of public hall partitions.

PREMISES AFFECTED—348 Convent Avenue, west side, 79 feet south of West 145th Street, Block 2059, Lot 48, Borough of Manhattan.

### 532-44-BZ—Vol. II

APPLICANT—Pasquale P. Caiazza for Rose Cali, Frank Schettino and Mildred Schettino, owners.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of term of variance, expired February 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted.

PREMISES AFFECTED—42-44 Brighton Street, west side, 464 feet south of Amboy Road, Block 7900, Lot 37, Tottenville, Borough of Richmond.

Laid over from July 26, 1960, to September 27, 1960, for inspection and decision as to extension of term of variance.

### 364-60-A

APPLICANT—Daniel Laitin for ARC Building Corporation, owner; Field Brothers, Incorporated, lessee.

SUBJECT—Application May 9, 1960—Appeal from a decision of the Borough Superintendent—re Egress between stores.

PREMISES AFFECTED—1102-1114 Kings Highway and 2051-2059 Coney Island Avenue, southeast corner, Block 6794, Lot 78, Borough of Brooklyn.

### 380-60-A

APPLICANT—P. Feiner and Sons, Incorporated for 522 West 45th Street Corporation, owner.

SUBJECT—Application May 16, 1960, originally filed April 7, 1960—Appeal from a decision of the Fire Commissioner—re Smoking permit.

PREMISES AFFECTED—522 West 45th Street, south side, 250 feet west of 10th Avenue, Block 1073, Lot 46, Borough of Manhattan.

MAX H. FOLEY, Chairman

## CORRECTION

### \*CORRECTION

\*That portion of the minutes of the meeting of the Board of Standards and Appeals held on June 7, 1960 as they appeared in Bulletin No. 24, Vol. 45 are hereby corrected to read as follows:

### 804-59-A

APPLICANT—Hadyn H. Craigwell for Max Pearstein, owner.

SUBJECT—Application November 25, 1959—Appeal from a decision of the Borough Superintendent, re—framing building, business use.

PREMISES AFFECTED—848 Flushing Avenue, south side, 55.1 feet east of Garden Street, Block 3138, Lot 2, Borough of Brooklyn.

\* Correction—In the Premises Affected portion the address is corrected to read as shown in italics above.



# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 37

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

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Petitions and Orders of Certiorari Served on the Board of Standards and Appeals.

Order to Show Cause and Petition Served on the Board of Standards and Appeals.

Court Decisions.

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re Drill Rules.

Notice to Appellants and Applicants.

#### PETITIONS AND ORDERS OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On August 11, 1960, Petition and Order of Certiorari with Notice of Entry was served on the Board by Carb, Luria, Glassner & Cook, attorneys for petitioner, 20 Sutton Place South, Inc., objecting property owners, seeking a review of the Board's determination on July 19, 1960, granting a variance under Section 19B(a) and (e) of the Zoning Resolution, to permit in a residence use B area district, the removal of an existing required multiple dwelling garage building to develop the site with additional multiple dwellings, the garage facilities for the proposed buildings to include the 17 additional car spaces required for the existing multiple dwelling; Calendar Number 329-60-BZ; Premises 430 East 56th Street, south side, 255 feet 7/8 inches, west of Sutton Place South, Block 1367, part of Lot 6, Borough of Manhattan.

\* \* \* \* \*

On August 17, 1960, Petition and Order of Certiorari was served on the Board by Benjamin M. Gottesfeld, attorney for petitioner, Post Bayside No. 1 Corporation, owner, seeking a review of the Board's denial on July 19, 1960 of its application, based on a decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district and G-1 area district, the construction of a one story building for use as a supermarket occupying more than the permitted area coverage and encroaching on the required fifteen foot setback, with parking of more than five (5) cars for employees and customers and loading and unloading; Calendar Number 116-60-BZ; premises 260-02 to 260-20 (260-10 official) Union Turnpike and 77-01 to 77-09 260th Street, southeast corner, and 260-01 to 260-19 79th Avenue and 77-02 to 77-14 261st Street, Block 8677, Lots 61, 68 and 69, Bellerose, Borough of Queens.

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On August 19, 1960, Petition and Order of Certiorari was served on the Board by Halperin Natanson Shivitz Scholer & Steingut, attorneys for petitioners, objecting property owners and lessee, Beach Haven Jewish Center, Sally D. Fogel, and Beach Haven Apts. #1, Inc., seeking a review of the Board's determination on July 12, 1960, granting a variance under Section 7e of the Zoning Resolution of the application reopened December 22, 1959 as Volume II to permit in a residence use district, the erection of a store building with parking for patrons' cars; Calendar Number 290-50-BZ—Vol. II; Premises 695-715 Avenue Z, northside from East 1st to East 2nd Streets, 2569 to 2579 East 1st Street and 2574 to 2584 East 2nd Street, Block 7217, Lots 38 and 49, Borough of Brooklyn.

\* \* \* \* \*

On August 19, 1960, Petitions and Orders of Certiorari were served on the Board by Jackson, Nash, Brophy, Barringer & Brooks, attorneys for petitioner, Margaret Olmsted, objecting property owner; and by Carter, Ledyard & Milburn, attorneys for petitioner, John Hay Whitney, objecting property owner, seeking a review of the Board's determination on July 12, 1960, granting a variance under Section 7e of the Zoning Resolution and Section 60(1d) of the Multiple Dwelling Law, to permit in a local retail and residence use district, the change in use of the present accessory garage of the existing multiple dwelling to allow the surplus parking space for transient parking; Calendar Number 714-59-BZ; Premises 1058-1064 Third Avenue, and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40 (37-43 incl. and 141), Borough of Manhattan; and Calendar Number 139-60-A, and to review the Board's granting of a variance of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

\* \* \* \* \*

On August 26, 1960, Petition and Order of Certiorari was served on the Board by Reginald S. Hardy, attorney for petitioner, 3319 Realty Corp., owner, seeking a review of the Board's denial on July 12, 1960 of their application, reopened January 19, 1960 as Volume V—based on a decision of the Borough Superintendent—under Section 7c of the Zoning Resolution, to permit in a residence use district the conversion of a bank of 57 single car public garages into a laundry supplies and garment storage area, and an open parking lot for Riteway Laundry employees; Calendar Number 341-43-BZ—Vol. V; Premises 3319-3325 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lots 1, 13 and 23, Borough of Brooklyn.

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On August 26, 1960, Petition, Affidavit and Notice was served on the Board by Albanese & Albanese, attorneys for petitioners,

(Continued on Page 1084)



# CALENDAR

## DOCKET

*New Cases Filed up to Sept. 6, 1960.*

*Cal. No. Dept. Premises Affected*

**628-60-BZ**—B.B.—3302-3306 Canal Avenue and 2744 West 33rd Street, southwest corner, Block 6980, Lot 12, Borough of Brooklyn, Alt. 1947-60 and N.B. 1435-60, re—proposed extension of the existing business use onto a proposed new building, and proposed change of use in the existing building from garage to storage, residence use district.

**629-60-BZ**—B.B.—379 13th Street, north side, and 394 12th Street, south side, 97.87 feet west of 7th Avenue, Block 1030, Lot 49, Borough of Brooklyn, Alt. 1464-60, re—proposed extension of business into residence zone; provide yard; proposed extension exceeds permitted percentage in a "C" area zone, residence use district.

**630-60-SA**—Roper, free standing gas ranges for domestic use, various models, manufactured by Geo. D. Roper Sales Corp., Appliance.

**631-60-BZ**—B.Q.—77-01 to 77-09 (7705 official) 31st Avenue and 30-61 to 30-69 77th Street, northeast corner, Block 1126, Lot 40, Jackson Heights, Borough of Queens, N.B. 2480-60, re—proposed gasoline service station, auto washing, non-automatic, lubrication, office, sales of auto accessories, minor repairs with hand tools only and parking of cars awaiting service, pleasure type only; proposed ground sign, residence use district.

**632-60-BZ**—B.R.—2920 Richmond Terrace, south side, 78.89 feet west of DeHart Avenue, Block 1213, Lot 75, Mariners Harbor, Borough of Richmond, N.B. 967-60, re—proposed warehouse and offices, partly residence use district; proposed structure on portion of the lot abutting a residence use district, rear yard required; area of lot to be occupied is excessive in the retail use district; existing structure for commercial use, residence use district; parking of more than five motor vehicles and commercial curb cuts, located in the residence use district of the lot.

**633-60-BZ**—B.Q.—122-01 to 122-09 Merrick Boulevard and 175-02 to 175-10 Baisley Boulevard, northeast corner, Block 12480, Lots 1, 7 and 47, St. Albans, Borough of Queens, Alt. 883-60, re—proposed increase in size of premises and extension of use of a Gasoline Service Station, lubrication, auto washing, non-automatic, office, sales of auto accessories, minor repairs with hand tools only and parking and storage of more than 5 motor vehicles, retail use district.

**634-60-BZ**—B.R.—45 Elizabeth Avenue, southwest corner Richmond Terrace, Block 150, Lots 9 and 156, Stapleton, Borough of Richmond, N.B. 715-60, re—proposed gasoline service station, office, auto washing, lubrication, accessory sales, minor repairs with hand tools only, auto safety inspection station, and parking and storage of motor vehicles, business and residence use districts; business entrance, exit and curb cuts within 75 feet of the residence use district.

**635-60-BZ**—B.M.—92 East End Avenue, west side, 26 feet south of East 84th Street, Block 1580, Lot 29, Borough of Manhattan, Alt. 1098-57, re—altering and enlarging business

use in residence use district; proposed extension occupying 100% of yard.

**636-60-BZ**—B.Bx.—2310 Hermany Avenue, south side, 88 feet east of Havemeyer Avenue, Block 3697, Lot 11, Borough of The Bronx, N.B. 983-60, re—proposed office building and parking and storage for more than five motor vehicles, residence use district.

**637-60-A**—B.M.—104 East 30th Street, south side, 80 feet east of Park Avenue South, 4th Avenue, Block 885, Lot 86, Borough of Manhattan; Alt. 1223-60, re—cellar occupancy for Class "A" apartment, multiple dwelling.

**638-60-BZ**—B.B.—1124-1132 Bedford Avenue, northwest corner of Gates Avenue, Block 1974, Lot 29, Borough of Brooklyn, Alt. 1626-60, 2229-60 and 2230-60, re—proposed use of additional plot at rear of existing plot in residence use district for accessory parking for patrons and employees.

**639-60-A**—B.B.—1124-1132 Bedford Avenue, northwest corner Gates Avenue, Block 1974, Lot 29, Borough of Brooklyn, Alt. 1626-60, 2229-60 and 2230-60, re—proposed connection of three stores on the first floor on three residence buildings to create a store in excess of 3000 square feet in area.

**640-60-BZ**—B.Bx.—3520-3552 Johnson Avenue, southeast corner of West 236th Street, Block 3409, Lot 457, Borough of The Bronx, Alt. 342-60, re—proposed change of use of store to restaurant, residence use district.

**641-60-BZ**—B.Bx.—3560-3590 Eastchester Road and 1500-1510 Needham Avenue, southeast corner, Block 4726, Lot 40, Borough of The Bronx, N.B. 936-60, re—gasoline and oil selling service station, lubritorium, non-automatic car wash, motor vehicle repair shop, hand tools, sales room and office, storage, toilets, parking for more than 5 motor vehicles awaiting service, residence use district.

**642-60-BZ**—B.Bx.—3645-3647 Laconia Avenue and 1054-1060 East 215th Street southwest corner, Block 4697, Lots 48 and 49, Borough of The Bronx, Alt. 615-60, re—proposed parking and storage of more than five motor vehicles, residence use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department and M. and A.—Dept of Marine and Aviation.

## RULES

*Last Publication*

|                                                                         |                               |
|-------------------------------------------------------------------------|-------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                            | Nov. 27, 1956.                |
| Carbon Dioxide Liquefier, Rules..                                       | Mar. 18, 1947—Vol. 32, No. 11 |
| Cements, Air Entraining Portland, Rules for Approval and Use of .....   | April 12, 1955.               |
| Cements, Blended, Rules for Testing and Use of .....                    | Mar. 15, 1955—Vol. 40, No. 11 |
| Certificate of Occupancy, approved form .....                           | Dec. 28, 1943—Vol. 28, No. 52 |
| Concrete Flat Slabs, Rules .....                                        | July 13, 1937—Vol. 22, No. 28 |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of ..... | April 24, 1951—Vol. 36, No. 2 |
| Concrete Rules (Hydrated Lime)..                                        | Aug. 3, 1937—Vol. 22, No. 3   |
| Dry Cleaning Establishments, Rules Covering .....                       | Sept. 15, 1955.               |



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| Elevator Rules .....                                                                                 | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                       | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                                     | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                        | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                             | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                                     | April 15, 1958.                |
| Fire Drill Rules .....                                                                               | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of .....                               | Aug. 4, 1960—Vol. 45, No. 31   |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....          | June 30, 1960—Vol. 45, No. 26  |
| Fireproof Wood, Testing of.....                                                                      | Apr. 13, 1937—Vol. 22, No. 15  |
| Gas Shut-Off Rules .....                                                                             | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                            | June 5, 1928—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ....                                                                    | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems..                                      | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                               | June 25, 1959—Vol. 44, No. 25  |
| Opening Protective Assemblies, Rules for Inspection of .....                                         | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....           | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                                 | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..... | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                            | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories, Rules for..                                                                    | Mar. 31, 1960—Vol. 45, No. 13  |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                        | June 30, 1960—Vol. 45, No. 26  |
| Sprinkler, Rules .....                                                                               | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                       | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations Reporting..                                                                   | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                        | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution. Rule to Supplement Section 19-A—                                                  | July 11, 1958.                 |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

## SEPTEMBER 16, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, September 16, 1960*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

**521-60-GR** Superseding A.S.T.M. specification as set forth under C26-609, covering Standard Methods of Fire Tests of Building Construction and Materials.

MAX H. FOLEY, *Chairman.*

## SEPTEMBER 20, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 20, 1960*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**27-60-BZ**

APPLICANT—Lama, Proskauer and Prober for Edmund Zanine, owner; Egidio Covi, lessee.

SUBJECT—Application February 25, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the maintenance of an advertising sign.

PREMISES AFFECTED—672-674 East 136th Street and 174-182 Cypress Avenue, southeast corner, Block 2564, Lot 5, Borough of the Bronx.

**249-60-BZ**

APPLICANT—Henry Nordheim for Christ Petrica and Theodore Doukas, owners.

SUBJECT—Application April 4, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five motor vehicles with entrance through driveway on abutting lots.

PREMISES AFFECTED—3316 and 3318 Decatur Avenue, east side, 195 feet and 225 feet north of East 209th Street, and 3319 Parkside Place, west side, 195 feet north of East 209th Street, Block 3355, Lots 88, 89 and 148, Borough of the Bronx.

**327-60-BZ**

APPLICANT—Charles M. Spindler for Gaston Viette, owner; Sun Oil Company, lessee.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non-automatic) office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, and parking and storage of motor vehicles with ground signs.

PREMISES AFFECTED—194-02 to 194-22 (194-10 official), Northern Boulevard, south side from 194th Street to 195th Street, 43-01 to 43-09 194th Street, and 43-02 to 43-10 195th Street, Block 5518, Lot 1, Flushing, Borough of Queens.

**328-60-BZ**

APPLICANT—Leonard F. Rothkrug for Estate of Fanny Fineman; Louis Fineman, Executor, owner.

SUBJECT—Application May 2, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the extension of a retail store occupying more than the permitted area.

PREMISES AFFECTED—2168 86th Street, south side, 49 feet 2 inches east of Bay 29th Street, Block 6380, Lot 40, Borough of Brooklyn.

**362-60-BZ**

APPLICANT—Gilbert Lazerus for Gladjo Realty Corporation, owner.

SUBJECT—Application May 11, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use C area district, the erection of a one story extension exceeding the permitted area coverage.

PREMISES AFFECTED—97-11 to 97-15A Queens Boulevard and 97-01 64th Avenue, northwest corner, Block 2090, Lot 64, Rego Park, Borough of Queens.

**115-60-BZ**

APPLICANT—Louis Lieberman for Sadye Lichtenstein, owner.

SUBJECT—Application February 19, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story structure occupying more than the permitted area coverage and for use as a supermarket and retail stores with parking of more than five (5) cars for employees and patrons.

PREMISES AFFECTED—99-15 to 99-41 Horace Harding Expressway, north side, 219.97 feet East of 99th Street and 99-24 to 99-38 60th Avenue, Block 1948, Lot 19, Corona, Borough of Queens.

**234-60-BZ**

APPLICANT—Simeon Heller and George J. Meltzer for Joseph Lopardo, owner.

SUBJECT—Application March 29, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story structure occupying more than the permitted area coverage and for use as a supermarket and retail stores with parking of more than five (5) cars for employees and patrons.



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tion of a one story building for use as a restaurant with patron parking in the unbuilt upon area.  
**PREMISES AFFECTED**—48-02 111th Street and 108-74 48th Avenue, southwest corner, Block 2004, Lot 38 and 40, Corona, Borough of Queens.

## 54-60-BZ

**APPLICANT**—Edward Lindstrom for Chester, Robert and Muriel Bauss, owners.

**SUBJECT**—Application January 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

**PREMISES AFFECTED**—102-09 221st Street, east side, 98.07 feet north of Hempstead Avenue, Block 10777, Lot 1, Queens Village, Borough of Queens.

## 63-60-BZ

**APPLICANT**—Edward Lindstrom for Joseph W. and Leonnora Graff, owners.

**SUBJECT**—Application January 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling in a building that does not have the required side yard and front setback.

**PREMISES AFFECTED**—101-14 223rd Street, west side, 120 feet south of 101st Avenue, Block 10795, Lot 38, Queens Village, Borough of Queens.

## 277-60-BZ

**APPLICANT**—Dominick Salvati and Son for Victor Lito, owner.

**SUBJECT**—Application April 14, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building to be occupied as a Motor-Boat showroom, and the sales and services of outboard boats, engine parts and accessory sign and storage of outboard boats on the vacant area of the plot.

**PREMISES AFFECTED**—2527 Cropsey Avenue, northeast corner of Bay 40th Street, Block 6908, Lot 9, Borough of Brooklyn.

## 309-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Estate of Pauline Duhlberg, owner; Buono Automotive Service Incorporated, lessee.

**SUBJECT**—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, rebuilding and maintenance of an existing gasoline service station and extend the uses to include accessory minor auto repairs, non automatic car washing, lubritorium, office, sales and parking of cars awaiting service.

**PREMISES AFFECTED**—5304-5368 18th Avenue, west side, 20 feet  $\frac{1}{4}$  inch south of 53rd Street, Block 5479, Lot 42, Borough of Brooklyn.

## 8-37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Morben Properties Incorporated, owner; Socony Mobil Oil Company, lessee.

**SUBJECT**—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, to enlarge the present service building, alter the interior, reface the front and sides, with approved porcelain enamel and extend the present uses of the gasoline service station, lubritorium, and auto laundry to include minor auto repairs, car washing, utility room for parking and storage of motor vehicles for a term of twenty (20) years.

**PREMISES AFFECTED**—113-125 Hamilton Avenue, east side, from Woodhull Street to Columbia Street, 2-12 Woodhull Street and 306-314 Columbia Street, Block 362, Lot 1, Borough of Brooklyn.

## 279-60-BZ

**APPLICANT**—John F. Fitzsimons for Greek Orthodox Community of Saint Demetrios, Incorporated, owner.

**SUBJECT**—Application April 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a church and community center occupying excessive area without the required setbacks from the side streets.

**PREMISES AFFECTED**—84-35 152nd Street, and 152-01 84th Drive, northeast corner; and 152-02 84th Road, Block 9749, Lot 36, Jamaica, Borough of Queens.

## 352-60-BZ

**APPLICANT**—Harry Silverman for 23 Cornelia Street Incorporated, owner.

**SUBJECT**—Application April 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing two story building, the change of occupancy from wet wash laundry to store and offices on the first floor and two apartments on the second floor.

**PREMISES AFFECTED**—23 Cornelia Street, west side, 206 feet 7 inches north of Blecker Street, Block 590, Lot 42, Borough of Manhattan.

## 335-60-BZ

**APPLICANT**—George H. Colin for Cities Service Oil Company, owner.

**SUBJECT**—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station and extend the uses to include minor auto repairs, car washing, office, retail sales, and with ground sign, show windows and business entrances within 75 feet of a residence use district.

**PREMISES AFFECTED**—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664, Lot 20, Borough of Brooklyn.

## 336-60-A

**APPLICANT**—George H. Colin for Cities Service Oil Company, owner.

**SUBJECT**—Application April 20, 1960—Appeal from a decision of the Borough Superintendent re—Gasoline station within 20 feet, wall of a theater.

**PREMISES AFFECTED**—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664, Lot 20, Borough of Brooklyn.

## 326-60-BZ

**APPLICANT**—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

**SUBJECT**—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

**PREMISES AFFECTED**—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

**Hearing closed**—Laid over from July 19, 1960, for continued hearing to September 20, 1960, and for inspection.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 645-58-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Yerna J. Kaufman, owner.

**SUBJECT**—Application reopened April 26, 1960 as Volume II.



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11—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for a term of five (5) years.

**PREMISES AFFECTED**—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision; then to September 20, 1960, for decision at request of applicant to submit statement from Temple.

## 42-37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 19, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, office, lubritorium, auto laundry and parking of motor vehicles and extend such uses to include minor motor vehicle repairs and ground sign.

**PREMISES AFFECTED**—89-06 to 89-14 Myrtle Avenue and 83-22 to 83-28 Woodhaven Boulevard, southwest corner, Block 3866, Lot 162, Forest Hills, Borough of Queens.

**Hearing closed**—Laid over from June 7, 1960, to June 21, 1960, for inspection and decision; applicant to file new design for facade of building; then to July 6, 1960 at request of applicant for consideration of revised drawings by the Board and decision; then to September 20, 1960, for decision at request of applicant to file revised drawings.

## 861-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district the reconstruction of an existing gasoline service station, lubritorium, auto laundry, parking for more than five (5) cars and extend said uses to include salesroom, utility room, minor auto repairs and ground signs.

**PREMISES AFFECTED**—43-12 to 43-20 (43-14 official) Main Street and 134-41 to 134-49 Dahlia Avenue, northwest corner, Block 5125, Lot 36, Flushing, Borough of Queens.

**Hearing closed**—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision; then to June 21, 1960, for decision; applicant to file revised plans; then to July 6, 1960, at request of applicant for consideration of revised drawings by the Board and decision; then to September 20, 1960, for decision, at request of applicant to file revised drawings.

## 25-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Jaspa Specialties Company, owner; Governale Brothers, Incorporated, lessee.

**SUBJECT**—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and E-1 area district, the erection of a one story extension exceeding the permitted area coverage for a D area district and encroaching on the required setback for an E-1 area district and extend the present factory for the manufacture of metal products from the business use portion into the residence use portion of the plot with accessory welding, paint dipping, warehouse and with parking for employees and customers cars within the residence use district.

**PREMISES AFFECTED**—5402-5424 Avenue N and 1575-1587 and 1591-1593 East 54th Street, southeast corner, and 1534-1552 East 55th Street, Block 7899, Lot 39, Borough of Brooklyn.

**Hearing closed**—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision; applicant to file revised drawings; then to September 20, 1960, for decision; at request of the applicant, to file revised drawing.

## 371-60-BZ

**APPLICANT**—Goldwater and Flynn for Dara Equities, Incorporated, owner.

**SUBJECT**—Application May 13, 1960—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one and two story building for use as a supermarket, five stores, a bowling alley and open air parking.

**PREMISES AFFECTED**—71-28 to 71-40 Kissena Boulevard, northwest corner of 72nd Road, Block 6698, Lot 12, Flushing, Borough of Queens.

**Hearing closed**—Laid over from July 19, 1960, to September 20, 1960, for inspection and decision; briefs may be filed by both sides.

## 800-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings; then to July 19, 1960, for applicant to file revised drawings and for decision; then to September 20, 1960, for decision at request of applicant to file revised drawings.

## 547-32-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs (hand tools only) and parking and storage of motor vehicles.

**PREMISES AFFECTED**—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings, showing existing facade remaining; then to July 19, 1960, for revised plans and for decision; then to September 20, 1960, for decision at request of applicant to file revised drawings.

## 409-58-BZ

**APPLICANT**—Andrew Di Camillo for Joseph Coscia, owner.

**SUBJECT**—Application reopened June 28, 1960 for consideration as to extension of time to complete, expired February 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 21, 7e and 7h of the Zoning Resolution, permitting in a retail and residence use, C area district, the erection of a one story extension to the present building and change uses of auto laundry, auto body repairs and paint shop and



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parking and storage of more than five motor vehicles to automatic auto laundry, auto repairs and parking and storage of more than five motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

**PREMISES AFFECTED**—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48. Borough of Brooklyn.

**Hearing closed**.—Laid over from July 26, 1960, to September 20, 1960, for applicant to file copy of contract, flow chart, revised plan relocating curb cut, and for inspection and decision.

**287-60-BZ**

**APPLICANT**—Victor E. Block for Bennett Avenue Parking Corporation, owner.

**SUBJECT**—Application April 19, 1960—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot extending from the business use into the residence use portion of the plot.

**PREMISES AFFECTED**—372 East 199th Street, west side, 68.35 feet north of Decatur Avenue, Block 3284, Lot 32, Borough of the Bronx.

**Hearing closed**.—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision; then to September 20, 1960, for decision; applicant to submit new drawing.

MAX FOLEY, *Chairman*.

## SEPTEMBER 20, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 20, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

**537-49-SM**

**APPLICANT**—North American Cement Corp., owner—portland cement.

**1012-54-SM**

**APPLICANT**—American Steel Band Company, owner—insulated veneering panel.

**820-57-SM**

**APPLICANT**—American Steel Band Company, owner—incombustible roof deck.

**821-57-SM**

**APPLICANT**—American Steel Band Company, owner—incombustible roof deck.

**363-58-SM**

**APPLICANT**—Netcong Tank Company for Anthony Arbolino, owner—fuel oil storage tank.

**527-58-SM**

**APPLICANT**—Keystone Steel & Wire Company, owner—wire mesh reinforcing.

**281-59-SM**

**APPLICANT**—Barrett Div. of Allied Chemical Corporation, owner—exterior sheathing.

**323-59-SA**

**APPLICANT**—Mid Continent Metal Products Company, owner—gas-fired burner, incinerator use.

**637-59-SA**

**APPLICANT**—Simix Company, Inc. for Similor S.A., owner—thermostatic valve.

**652-59-SM**

**APPLICANT**—Willamette Valley Lumber Company, owner—exterior sheathing.

**894-59-A**

**APPLICANT**—Norge Div. Borg-Warner Corporation, owner—automatic coin washing machine.

**310-60-SA**

**APPLICANT**—Clesco National Inc., owner—dryer.

**482-60-SA**

**APPLICANT**—Hauck Manufacturing Company, owner—space heater.

**583-44-SM**

**APPLICANT**—Atlantic Metal Products Inc., owner—amendment of resolution, change in astragal.

**770-45-SM**

**APPLICANT**—Walter Maguire Company, Inc., owner—amendment of resolution, additional use.

**119-47-SM**

**APPLICANT**—The Cincetre Corporation, owner—amendment of resolution, additional size masonry unit and change of ownership.

**296-47-SM**

**APPLICANT**—United States Plywood Corp., owner—amendment of resolution, change of ownership.

**862-48-SM**

**APPLICANT**—Crossfield Products Corporation, owner—amendment of resolution, additional trade name.

**965-48-SA**

**APPLICANT**—Franklin Manufacturing Company, owner—amendment of resolution, change of ownership and marketing under additional trade names.

**622-49-SM**

**APPLICANT**—National Gypsum Company, owner—amendment of resolution, additional method of construction.

**647-49-SM**

**APPLICANT**—Penn-Dixie Cement Corporation, owner—amendment of resolution, additional types of cement and additional plants.

**1105-48-SA**

**APPLICANT**—Automatic Burner Corp., owner—amendment of resolution, trade name.

**119-60-A**

**APPLICANT**—Andrew Di Camillo for Pascor Realty Corporation, owner.

**SUBJECT**—Application February 11, 1960—appeal from a decision of the Borough Superintendent, re Exits and Conveyor from first to third floors.

**PREMISES AFFECTED**—452 West 19th Street, south side, 100 feet east of 10th Avenue, Block 716, Lot 64, Borough of Manhattan.

**283-60-A**

**APPLICANT**—William J. Karp for Silvino Giannasca, owner; Orium Products, Incorporated, lessee.

**SUBJECT**—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner—re manufacture of inflammable mixtures, buried storage system required, etc.

**PREMISES AFFECTED**—10-20 45th Road, south side, 125 feet east of Vernon Boulevard, Block 49, Lots 6 and 10, Long Island City, Borough of Queens.

**306-60-A**

**APPLICANT**—Thomas V. Burke, Borough Superintendent, Department of Buildings.

**OWNER OF PREMISES**: 228-232 West 42nd Street Realty Corp., owner; Huberts Museum, lessee.



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SUBJECT—Application April 25, 1960—Revocation of Certificate of Occupancy #31000, re—Alteration #1266 of 1944.

PREMISES AFFECTED—228-232 West 42nd Street, south side, 350 feet west of 7th Avenue, Block 1013, Lot 46, Borough of Manhattan.

## 319-60-A

APPLICANT—Hady H. Craigwell for Irving Leberfeld, owner.

SUBJECT—Application April 28, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation Section 171, Subdivision 3, of the Multiple Dwelling Law and a decision of the Borough Superintendent re—Class 3 construction area excessive, egress.

PREMISES AFFECTED—65-48 to 65-54 Grand Avenue, south side, 23 feet west of 66th Street, Block 2775, Lots 2 and 7, Maspeth, Borough of Queens.

## 325-60-A

APPLICANT—Oscar I. Silverstone for Congregation Emes Wozdek of Washington Heights Incorporated, owner.

SUBJECT—Application April 29, 1960—Appeal from an order and a decision of the Fire Commissioner—re Automatic Sprinkler system.

PREMISES AFFECTED—Block bounded by Broadway, West 165th Street, St. Nicholas Avenue, West 166th Street, entire block, 3940-3960 Broadway, 1119-1121 St. Nicholas Ave., 565 West 165th Street, and 560-564 West 166th Street, Block 2124, Lot 43, Borough of Manhattan.

## 342-60-A

APPLICANT—E. Richard Crino for Abraham Klinghof-fer, owner.

SUBJECT—Application May 4, 1960—Appeal from a decision of the Borough Superintendent—re Frame building, increase from one to two families.

PREMISES AFFECTED—2536 Young Avenue, east side, 518 feet south of Allerton Avenue, Block 4470, Lot 22, Borough of the Bronx.

MAX H. FOLEY, *Chairman.*

OCTOBER 4, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 4, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 612-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the reconstruction of a gasoline service station extending the area and uses to include gasoline service station, lubricatorium, minor auto repairs, hand tools only, as a permanent accessory use, car washing, salesroom, utility room. Install 4 new 550 gallon tanks and erect a one story accessory building. Open area will be used for parking and storing motor vehicles.

PREMISES AFFECTED—152-01 to 152-07 (152-01 official) Rockaway Boulevard, and 152-02 to 152-18 Baisley Boulevard, southeast corner, Block 12257, Lots 17 and 27, Jamaica, Borough of Queens.

## 614-60-BZ

APPLICANT—De Rose and Cavalieri for Jack Rotner, owner; Valentine Parking Corporation, lessee.

SUBJECT—Application May 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the passenger type on a non-transient basis for a period of five (5) years.

PREMISES AFFECTED—2903-2907 Valentine Avenue, west side, 81.15 feet south of East 199th Street, Block 3305, Lots 45 and 47, Borough of The Bronx.

## 339-60-BZ

APPLICANT—E. Richard Crino for Santo and Rosina Gaudio, owners.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of an existing two family dwelling to a three family dwelling.

PREMISES AFFECTED—1936 Hering Avenue, east side, 312.50 feet south of Neill Avenue, Block 4276, Lot 60, Borough of The Bronx.

## 340-60-BZ

APPLICANT—E. Richard Crino for Angelo Mucci, owner.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of an existing two family dwelling into a three family dwelling.

PREMISES AFFECTED—1938 Hering Avenue, east side, 275.00 feet south of Neill Avenue, Block 4276, Lot 61, Borough of The Bronx.

## 341-60-BZ

APPLICANT—E. Richard Crino for John Marino, owner.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a E-1 area district, the extension of an existing three car garage encroaching on the required setback from the street line.

PREMISES AFFECTED—2003-2005 Hering Avenue, northwest corner of Neill Avenue, Block 4308, Lot 18, Borough of The Bronx.

## 602-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for William McCormack, owner.

SUBJECT—Application reopened February 9, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the continuance of the present use of a six (6) car garage and in addition, the parking and storage of motor vehicles.

PREMISES AFFECTED—8-14 Ford Street, west side, 41.9 feet south of Carroll Street, Block 1415, Lots 31, 32 and 33, Borough of Brooklyn.

## 625-59-BZ

APPLICANT—Burke, Green and Groh, for Port Merrick Development Corporation, owner.

SUBJECT—Application September 18, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing, business and residence use, D area district, the erection of a one story extension to an existing warehouse building on the residence portion of the plot which exceeds the permitted area coverage for the D area district.

PREMISES AFFECTED—91-16 143rd Street, west side, 100.10 feet north of Archer Avenue, Block 9982, Lots 13, 18 and 27, Jamaica, Borough of Queens.

## 32-60-BZ

APPLICANT—A. H. Salkowitz for Harry Krupnick, owner.

SUBJECT—Application January 13, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit the extension of the first and second floor of an existing one family dwelling into the required set back line of a G-1 area district.

PREMISES AFFECTED—65-42 (65-44 official) 182nd Street, northwest corner of 67th Avenue, Block 7088, Lot 44, Flushing, Borough of Queens.



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## 429-49-BZ—Vol. III

APPLICANT—Elliott Saltzman for Mildred Robbins, owner.

SUBJECT—Application reopened July 12, 1960 as Volume III—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use district in an existing thirteen story Multiple Dwelling, the erection of an extension to occupy the area of the inner court on every floor above the first story roof.

PREMISES AFFECTED—38 Central Park South, south-side, 245 feet east of Sixth Avenue, Block 1274, Lot 64, Borough of Manhattan.

## 35-59-BZ—Vol. II

APPLICANT—Max Siegel Associates, for 30 West 58th Corporation, and 23 West 57th Street Corporation, owners.

SUBJECT—Application reopened June 28th, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, after demolishing two adjoining buildings, the extension of the existing parking lot for more than five motor vehicles into vacant area for a term of five (5) years.

PREMISES AFFECTED—30-34 West 58th Street, south-side, 400 feet west of Fifth Avenue, and 23-25 West 57th Street, Block 1273, Lots 19, 20, 54, 55 and 56, Borough of Manhattan.

## 397-60-BZ

APPLICANT—Samuel Carr for 13 East 75th Street Corporation, owner.

SUBJECT—Application May 23, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing four story basement and cellar building occupied as a two family dwelling, the use of a portion of the basement and first floor as an art gallery in conjunction with a one family occupancy and one family occupancy on the 2nd, 3rd and 4th floors.

PREMISES AFFECTED—13 East 75th Street, north side, 132 feet west of Madison Avenue, Block 1390, Lot 111, Borough of Manhattan.

## 398-60-A

APPLICANT—Samuel Carr for 13 East 75th Street, Corporation, owner.

SUBJECT—Application May 23, 1960—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—13 East 75th Street, north side, 132 feet west of Madison Avenue, Block 1390, Lot 111, Borough of Manhattan.

## 695-49-BZ—Vol. III

APPLICANT—Julius Bleich for Pauline Schulson, owner.

SUBJECT—Application reopened July 26, 1960 for consideration as to extension of term of variance, expired November 30, 1959—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—298-306 East 140th Street, south side, 104.30 feet east of 3rd Avenue, Block 2314, Lot 58, Borough of The Bronx.

## 913-38-BZ—Vol. II

APPLICANT—Theodore L. Soontup for Kew Gardens Enterprises, owner, Kew Gardens General Hospital, lessee.

SUBJECT—Application reopened July 26, 1960 for consideration as to extension of term of variance, expired April 19, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7h and 21 of the Zoning Resolution, permitting in a residence and business use district, the parking of more than five motor vehicles.

PREMISES AFFECTED—80-02 Kew Gardens Road, south side, from 80th Road to Union Turnpike, Block 3348, part of Lot 37, Kew Gardens, Borough of Queens.

## 609-56-BZ

APPLICANT—The Office of Ingram S. Carner and Massimo Francis Yezzi for Charles Cintron, owner.

SUBJECT—Application reopened July 26, 1960 for consideration as to extension of time to complete, expired June 24, 1959—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a residence use district, the erection of a new service building and extending the present use of the gasoline service station, office, laundry and auto repairs, including car washing—non-automatic, minor repairs with hand tools only, sales and storage of auto accessories and parts and parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—143-02 to 143-06 Springfield Boulevard and 186-16 to 186-24 143rd Avenue, southwest corner, Block 13082, Lot 26, Springfield, Borough of Queens.

## 414-58-BZ

APPLICANT—Ingram S. Carner for Eleanor A. Fisher, owner.

SUBJECT—Application reopened July 26, 1960 for consideration as to extension of time to complete, expired February 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, permitting in a retail portion of a plot partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing, non-automatic, auto repairs with hand tools only, lubritorium, parking and storage of more than five motor vehicles waiting to be serviced with curb cuts and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—107-52 to 107-60 (107-56 official) New York Boulevard and 162-11 to 162-21 108th Avenue, northwest corner, Block 10140, Lot 26, South Jamaica, Borough of Queens.

## 367-51-BZ—Vol. III

APPLICANT—William J. Calise for Patrick Flood, Laura Grieco and John Banzer, owners.

SUBJECT—Application reopened July 26, 1960 for consideration as to amendment of resolution—pylon sign—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension of an existing gasoline service station, to be used as a lubritorium, car washing, non-automatic, minor repairs with hand tools only, office, storage and sale of auto accessories and parking for more than five cars awaiting service.

PREMISES AFFECTED—50-72 Jamaica Avenue, south side, from Pennsylvania Avenue to Sheffield Avenue; 2-16 Pennsylvania Avenue and 107 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 164-60-BZ

APPLICANT—Paul Friedman for Fifty States Realty Corporation, owner.

SUBJECT—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, and a ground sign all for a term of fifteen (15) years.

PREMISES AFFECTED—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.



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**Hearing closed.**—Laid over from July 6, 1960, to July 19, 1960, for inspection and decision; then to October 4, 1960, for decision at request of applicant; applicant to inform Board as to possibility of conforming use.

## 165-60-A

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service Station partly in bed of mapped street, proposed widening Metropolitan Avenue.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

MAX H. FOLEY, *Chairman.*

## OCTOBER 11, 1960, 10 A.M.

**NOTICE IS HEREBY GIVEN** of a public hearing Tuesday morning, October 11, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 846-59-BZ

**APPLICANT**—Herman Kron for L.B. Oil Company Incorporated, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the present uses to include car wash, auto repairs, sales of accessories and used cars, ground sign and parking and storage of more than 5 motor vehicles.

**PREMISES AFFECTED**—32-54 Highland Boulevard, 1731-1741 Bushwick Avenue, northeast corner of Gillin Place, Block 3481, Lots 16 and 7, Borough of Brooklyn.

## 799-28-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Antofam Realty Corporation, owner.

**SUBJECT**—Application reopened June 1, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage room, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—764-776 4th Avenue and 187-195 26th Street, northwest corner, Block 654, Lot 34, Borough of Brooklyn.

## 78-60-BZ

**APPLICANT**—John J. Tricarico for Seidmatt Realty Corporation, owner.

**SUBJECT**—Application May 17, 1960—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories, minor auto repairs and parking and storage of more than five (5) motor vehicles for a term of fifteen (15) years.

**PREMISES AFFECTED**—676-684 (680 official) Castle Hill Avenue and 2200-2208 Seward Avenue, southeast corner, Block 3575, Lots 32 and 33, Borough of The Bronx.

## 3-60-BZ

**APPLICANT**—Herman Kron for Marine Theatre Holding Company, owner.

**SUBJECT**—Application February 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of additional stores, which exceeds the permitted area coverage.

**PREMISES AFFECTED**—3149-3173 (3171 official) Whitney Avenue, and 2259-2271 Plumb 1st Street, northeast corner, Block 7527, Lot 1, Borough of Brooklyn.

## 207-60-BZ

**APPLICANT**—Henry C. Brucker for Salvatore and Claudine Brienzo, owners.

**SUBJECT**—Application March 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of an existing one family house into a two family house.

**PREMISES AFFECTED**—225-23 112th Avenue, north side, 209.46 feet west of 227th Street, Block 11209, Lot 30, Queens Village, Borough of Queens.

## 359-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for E. H. E. Properties Company, owner.

**SUBJECT**—Application May 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use D area district, the erection of a one story extension to the present one story factory building and exceeding the area coverage.

**PREMISES AFFECTED**—9301-9311 Ditmas Avenue and 751-759 East 93rd Street, northeast corner, Block 8111, Lot 9, Borough of Brooklyn.

## 542-60-BZ

**APPLICANT**—James J. Lyons & John J. Lynch for Catholic Charities of Archdiocese of New York; owner under contract: McCann-Erickson.

**SUBJECT**—Application July 15, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of an existing six (6) story building as an executive office building for advertising personnel with private dining facilities.

**PREMISES AFFECTED**—17 East 80th Street, north side, 120 feet west of Madison Avenue, Block 1492, Lot 11, Borough of Manhattan.

## 543-60-A

**APPLICANT**—James J. Lyons & John J. Lynch for Catholic Charities of Archdiocese of New York; owner under contract: McCann-Erickson.

**SUBJECT**—Application July 15, 1960—Appeal from a decision of the Borough Superintendent—re—egress, stairs, windows, live load, hood and vent for kitchen range.

**PREMISES AFFECTED**—17 East 80th Street, north side, 120 feet west of Madison Avenue, Block 1492, Lot 11, Borough of Manhattan.

## 2049-17-BZ—Vol. II

**APPLICANT**—Albert Melniker for Freemore Holding Corporation, owner: S. I. Oil Company, lessee.

**SUBJECT**—Application reopened July 19, 1960 as Volume II—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station and public garage the removal of two buildings to provide safer ingress and egress, to relocate the curb cuts and install a new pump island.

**PREMISES AFFECTED**—153 Victory Boulevard and 10 Brook Street, northwest corner, Block 23, Lot 5, Tompkinsville, Borough of Richmond.

MAX H. FOLEY, *Chairman.*



# RULES

## Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

### DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

#### Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

### FIRE DRILL ORGANIZATION

Premises .....  
Name of concern.....  
Building No. ....Story.....

#### FOREMAN OR PERSON IN CHARGE

Regular ..... Substitute .....

#### WATCHMAN

.....

#### MALE SEARCHER

.....

#### FEMALE SEARCHER

.....

#### STREET ALARM BOX RUNNER

.....

#### FIRE BRIGADE

.....

#### EXIT GUARDS

Exit.....

".....

".....

".....

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#### Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free

from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

#### Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

#### Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

#### Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

#### Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

#### Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.



# RULES

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

## Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

## Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 10.1 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

## Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the

building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

## Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

## Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

# NOTICE

## WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by calendar Number and the premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

*Sixth*, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the Zoning Resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, 80 Lafayette Street, 9th Floor, Manhattan, at five cents each—add postage payment if the forms are forwarded by mail. Purchase payment by postage stamps NOT ACCEPTABLE.



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(Continued from Page 1073)

Valentino Calderone and Nancy Calderone, objecting property owners, seeking a review of the Board's determination on July 19, 1960 of the application reopened March 15, 1960 as Volume II, granting a variance under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of building and retail furniture store, using more than the area permitted; Calendar Number 1047-22-BZ—Vol. II; Premises 14 West Fordham Road, southeast corner of Davidson Avenue, Block 3199, Lot 77, Borough of The Bronx.

\* \* \* \* \*

On August 30, 1960, Petition and Order of Certiorari was served on the Board by Robert Hannibal Ottaviano, attorney for petitioner, C.R.H.O., INC., owner, seeking a review of the Board's denial of July 12, 1960 of its application, based on a decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic car washing, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) cars and ground sign in a retail use district, for a term of fifteen (15) years; Calendar Number 129-60-BZ; Premises 106-19 Rockaway Boulevard, northwest corner of 107th Street, Block 11473, Lot 7, Ozone Park, Borough of Queens.

\* \* \* \* \*

On September 2, 1960, Petition and Order of Certiorari was served on the Board by Braun and Braun, attorneys for petitioners, Eleanor Kask Friede and Danacarver, Inc., objecting property owners, seeking a review of the Board's determination on July 26, 1960, granting a variance under Section 21 of the Zoning Resolution, to permit in a business and residence use, B and D area,  $\frac{3}{4}$  and  $1\frac{1}{2}$  height district, the erection of a multiple dwelling with a north and south wing, the south wing located in a D area, Class  $\frac{3}{4}$  height district exceeds the permitted height and exceeds the permitted area coverage, the north wing located in a B area district, encroaches on the required rear yard; Calendar Number 338-60-BZ; Premises 37-39 West 12th Street, north side, 400 feet west of 5th Avenue, and 12-28 West 13th Street, south side, 235 feet west of 5th Avenue, Block 576, Lots 25, 27, 29, 30, 31, 33, 61 and 62, Borough of Manhattan.

#### ORDER TO SHOW CAUSE AND PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On August 23, 1960, Order to Show Cause and Petition was served on the Board by C. Dino Efstation, attorney for petitioners,

Arthur Foley, Sigmund Goracy, Odysseus Psomas, and William C. Anderson, Horace Lamb, objecting property owners, seeking a review of the Board's determination on April 19, 1960, granting a variance under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor auto repairs with hand tools only, parking of pleasure motor vehicles awaiting service with show window, signs and curb cut within 75 feet of a residence use district, for a stated term of fifteen (15) years; Calendar Number 180-59-BZ; Premises 1600 Forest Avenue, southeast corner of Pontiac Street, Block 1436, Lot 1, Port Richmond, Borough of Richmond.

#### COURT DECISIONS.

**Matter of Solomon vs. Murdock:**—On December 17, 1957 the Board amended a resolution adopted by the Board on April 28, 1953, by permitting gasoline pumps and approved tanks as indicated on revised plan; also extending accessory building along the southerly lot line for use as shown on plans; Calendar Number 438-29-BZ Volume IV; Premises 406-418 Remsen Avenue, 958-966 Lenox Road and 2-6 East 58th Street, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice Brown affirmed the Board's determination and dismissed the certiorari. (N. Y. Law Journal, April 30, 1959, page 13).

At the Appellate Division, Supreme Court, Second Department, Proceeding No. 502, Matter of Solomon, ap. (Murdock, res.)—Motion referred to the court that rendered the decision. Beldock, Acting P.J.; Ughetta, Christ, Pette and Brennan, JJ., concur. Motion for reargument denied, without costs. Motion for leave to appeal to the Court of Appeals denied. (N. Y. Law Journal, April 19, 1960, page 11).

At the Court of Appeals, Proceeding No. 368, Solomon, ap., v. Murdock, res. (Arwald Const. Corp., intervenor-res.)—Motion for leave to appeal denied, with \$10 costs and necessary printing disbursements. (N. Y. Law Journal, July 12, 1960, page 6).

\* \* \* \* \*

**Matter of Allied Civic Ass'n. of Beechhurst, Inc. vs. Murdock:**—On October 7, 1958, the Board granted a variance under Sections 7e, 7h and 7a of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales and parking of cars waiting to be serviced, with curb cut within 75 feet of a residence use district, for a stated term of fifteen (15) years; Calendar Number 167-55-BZ—Vol. II; Premises 20-57 and 20-67 (20-65 official) Clintonville Street, 157-25 to 157-29 21st Avenue, northeast corner and 157-35 to 157-39 Willets Point Boulevard, Block 4752, Lot 1, Whitestone, Borough of Queens.

At Special Term, Supreme Court, Queens County, Part I, M. Justice Crisona sustained the Board, vacated the Certiorari Order and dismissed the petition. (N. Y. Law Journal July 13, 1960, page 6)



# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 38

### DIRECTORY

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At Special Term, Supreme Court, Mr. Justice Loreto affirmed the determination of the Board, vacated the order of certiorari and dismissed the petition. (N. Y. Law Journal, August 17, 1960, page 6).

\* \* \* \* \*

Matter of La Vecchia vs. Board:—On July 24, 1959 the Board denied the appeal from a decision of the Borough Superintendent re proposed Bowling Alleys, local retail district, permit revoked—issued in error, Calendar Number 279-59-A; Premises 1630-1640 Gun Hill Road, southeast corner of Kingsland Avenue, Block 4538, Lots 9, 13, 14, 15, 20, 22 and 24, Borough of The Bronx.

At Supreme Court, Special Term, Part I, Mr. Justice Loreto affirmed the Board's determination, vacated the order of certiorari and dismissed the petition. (N. Y. Law Journal, June 30, 1960, page 7).

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances, will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.



# CALENDAR

## DOCKET

*New Cases Filed up to September 13, 1960.*

*Cal. No. Dept. Premises Affected*

**643-60-BZ**—B.Bx.—2433-2449 Poplar Street, north side, 165 feet west of Paulding Avenue, Block 4062, Lots 8, 11, 13, 15 and 17, Borough of The Bronx, Alt. 961-58, re—parking for more than 5 motor vehicles, residence use district.

**644-60-BZ**—B.Bx.—840 Southern Boulevard, east side, 368.18 feet north of Longwood Avenue, Block 2732, Lot 16, Borough of The Bronx, N.B. 957-60, re—proposed gasoline service station, accessory sales, car wash, lubricatorium, minor repairs with hand tools only, and parking and storage for more than 5 motor vehicles, business use district.

**645-60-BZ**—B.Bx.—3234 Middletown Road, southeast corner Robertson Place, Block 5413, Lot 6, Borough of The Bronx, N.B. 1459, re—sideyard, E-1 area, residence use district.

**646-60-A**—B.M.—673 Madison Avenue, northeast corner East 61st Street, Block 1376, Lot 21, Borough of Manhattan, Alt. 1126-60, re—increase in height of number of stories in a converted multiple dwelling residence use district.

**647-60-BZ**—B.Q.—6907-6909 Fresh Pond Road, northeast corner 70th Avenue, Block 3629, Lot 2, Ridgewood, Borough of Queens, Alt. 2053-59, re—proposed use of building for the use of store, stock, installation of auto seat covers, and tires, and the installation of automobile mufflers and tail pipes, business use district.

**648-60-BZ**—B.Q.—57-12 Granger Street and 100-36 Martense Avenue, southeast corner, Block 1950, Lot 39, Corona, Borough of Queens, Alt. 855-60, re—proposed extension to an existing factory structure of non-conforming use; proposed extension exceeds allowable coverage of area of lot, C area, residence use district.

**649-60-A**—B.Q.—57-12 Granger Street and 100-36 Martense Avenue, southeast corner, Block 1950, Lot 39, Corona, Borough of Queens, Alt. 855-60, re—opening from required stairway enclosure for residence means of egress into commercial occupancy on first floor.

**650-60-SA**—Rex Water Heaters, automatic gas water heating, various models, manufactured by The Cleveland Heater Co., Appliance.

**651-60-BZ**—B.Bx.—600 West 246th Street, south side, 285.8 feet east of Independence Avenue, Block 3418, Lot 825, Borough of The Bronx, Alt. 649-60, re—conversion of 2 room apartment to valet service enterprise in the cellar of a 13 story, fireproof Class A multiple dwelling.

**652-60-BZ**—B.Q.—158-20 45th Avenue and 45-02 159th Street, southwest corner, Block 5437, Lot 54 Tent., Flushing, Borough of Queens, N.B. 1583-60, re—dwelling less than 10 feet from street line and side yard less than 5 feet, E-1, residence use district.

**653-60-BZ**—B.Q.—92-01 to 92-07 164th Avenue and 163-51 92nd Street, northeast corner, Block 14076, Lot 137, Howard Beach, Borough of Queens, Alt. 1313-60, re—proposed parking for more than five motor vehicles accessory to amuse-

ment park on adjacent lot; and proposed curb cuts for business purposes, business and residence use districts.

**654-60-SA**—Cincinnati Air Make-Up Unit, to provide pre-heated fresh air to replace factory air exhausted through vent hoods, spray booths, paint bake ovens, etc., manufactured by Cincinnati Cleaning & Finishing Machinery Co., Appliance.

**655-60-SA**—Aeroil Hot Dip Tanks Heet Master, (cleaning, degreasing and metal parts washing) manufactured by Aeroil Products, Inc., Appliance.

**656-60-BZ**—B.Bx.—535 Brush Avenue, northwest corner Yznaga Place, Block 5611, Lots 27, 40, 42 and 44, Borough of The Bronx, N.B. 984-60, re—proposed garage and outdoor parking for motor vehicles, residence use district; coverage of the part of building located in the E-1 area district portion of the lot is excessive.

**657-60-A**—B.Bx.—535 Brush Avenue, northwest corner Yznaga Place, Block 5611, Lots 27, 40, 42 and 44, Borough of The Bronx, N.B. 984-60, re—proposed building not fronting on an improved street.

**658-60-A**—B.R.—708 Delafield Avenue, south side, 277.63 feet east of Clove Road, Block 224, Lot 30, West New Brighton, Borough of Richmond, N.B. 619-60, re—proposed dwelling is on a street not final mapped.

**659-60-SM**—Starks Ceramics, Inc., (structural clay facing tile unit for use where 2 hour fire rating is required), FTI shape 6TC60 three cell unit, manufactured by Starks Ceramics, Inc., Material.

**660-60-SM**—Metropolitan Brick, Inc., (structural clay facing tile unit for use where 2 hour fire rating is required), FTI shape 6TC60 three cell unit, manufactured by Metropolitan Brick, Inc., Material.

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**662-60-BZ**—B.B.—3320-3328 Canal Avenue, southeast corner West 35th Street, Block 6980, Lot 1, Borough of Brooklyn, Alt. 2476-60 re—proposed warehouse, storage, distributing plant and manufacturing, residence use district.

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**51-59-A—Vol. II**—B.B. 1-31 Hoyt Street, northeast corner of Livingston Street, Block 157, Lot 1, cellar and mezzanine, Borough of Brooklyn, N.B. 600-58, re—live load and construction.

**867-57-BZ—Vol. II**—B.Q.—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens, Alt. 850-60, re—addition of a mezzanine floor and extension of height of wet wash laundry building and enlargement of existing overhead door opening and creation of another overhead opening, etc.—business use district.

**380-50-BZ**—B.Bx.—1470 Bruckner Boulevard, south side from Colgate to Evergreen Avenues, Block 3649, Lot 30, Borough of The Bronx, N.B. 515-60, reopened for consideration as to extension of term of variance, re—business building.



# CALENDAR

ing for storage and sale of auto parts, sale and display of new and used cars, etc.—residence use district.

**95-55-BZ**—450-456 East 34th Street, west side, 72 feet north of Beverly Road, Block 4918, Lot 27, Borough of Brooklyn, Alt. 5032-53, reopened for consideration as to extension of term of variance, re—public garage for ten cars and parking of ten cars at rear of plot—residence use district.

**593-58-BZ**—Vol. II—B.B.—273-279 68th Street, north side, 40 feet 1¾ inches west of 3rd Avenue and 272-278 Senator Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn, Alt. 3352-59, re—opening more than 3 feet 6 inches to the storage of motor vehicles with 75 feet of residence use district—retail and residence use district.

**409-56-BZ**—Vol. II—B.Q.—134-01 to 134-19 Dahlia Avenue, northeast corner of Crommelin Avenue, Block 5125, Lots 15 and 60, Flushing, Borough of Queens, Alt. 1136-60, re—manufacture and storage of lamps; area excessive—residence use, C and D area district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept of Marine and Aviation.

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| Fire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                 | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                             |                                |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

SEPTEMBER 27, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 27, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**603-37-BZ—Vol. II**

**APPLICANT**—Lama, Proskauer and Prober for Hantman Associates, owner.

**SUBJECT**—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles for a term of twenty (20) years.

**PREMISES AFFECTED**—241-09 to 241-21, (241-15 official), Northern Boulevard and 44-36 to 44-42 Douglaston Parkway, northwest corner, Block 8092, Lot 39, Douglaston, Borough of Queens.

**164-52-BZ—Vol. II**

**APPLICANT**—Anthony Carrello, owner.

**SUBJECT**—Application reopened February 9, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing store building for use as a laundramat.

**PREMISES AFFECTED**—158-24 Brinkerhoff Avenue, southwest corner of 159th Street, Block 12162, Lot 34, Jamaica, Borough of Queens.

**217-60-BZ**

**APPLICANT**—Vincent DeVenoge for Vincent DeVenoge and Noemie DeVenoge, owners.

**SUBJECT**—Application March 23, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district the construction of an extension to the rear of the present one family dwelling occupying more than the permitted area coverage.

**PREMISES AFFECTED**—36-14 Palermo Street, west side, 52.39 feet south of Nero Avenue, Block 10516, Lot 9, Hollis, Borough of Queens.

**837-59-BZ**

**APPLICANT**—Leonard F. Rothkrug for Iroquois Homes, Incorporated, owner; Esso Standard Oil Company, lessee.

**SUBJECT**—Application December 10, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, with hand tools only, lubritorium, non-automatic car washing, office, sales, signs and parking of customers cars awaiting service, all for a temporary term of 15 years.

**PREMISES AFFECTED**—834 Burke Avenue and 3044 Matthew Avenue, southeast corner, Block 4573, Lots 25 and 28, Borough of The Bronx.



# CALENDAR

## 153-60-BZ

APPLICANT—Lama, Proskauer and Prober for Rosenberg Realty Company, owner.

SUBJECT—Application February 24, 1960—decision of the Borough Superintendent, under Section 19A(J) of the Zoning Resolution to permit the erection and use of the required loading berths with less than the required height.

PREMISES AFFECTED—198-210 16th Street, south side, 220 feet 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn.

## 154-60-A

APPLICANT—Lama, Proskauer and Prober for Rosenberg Realty Company, owner.

SUBJECT—Application February 24, 1960—Appeal from a decision of the Borough Superintendent re Class III Construction, egress.

PREMISES AFFECTED—198-210 16th Street, south side, 220 feet 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn.

## 313-60-BZ

APPLICANT—Gabriel Nathan for Manuel and Selma Greenberg, owners.

SUBJECT—Application April 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Borough of Queens.

## 314-60-A

APPLICANT—Gabriel Nathan for Manuel and Selma Greenberg, owners.

SUBJECT—Application April 27, 1960—Appeal from a decision of the Borough Superintendent re—ceiling height.

PREMISES AFFECTED—817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Borough of Queens.

## 151-60-BZ

APPLICANT—Jacob Lubroth and Son for J and M Rizzi Realty Corporation, owner; Foxie and Mike's Service Station, Incorporated, lessee.

SUBJECT—Application February 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the extension in use of the present gasoline service station to include motor vehicle repairs with hand tools only in an existing building presently used as a two car garage.

PREMISES AFFECTED—506-510 Sheepshead Bay Road, south side, 106 feet, 9¾ inches east of West 5th Street, Block 7280, Lot 15, Borough of Brooklyn.

## 104-60-BZ

APPLICANT—Joseph Schafran for Grace Battaglino and Angela Mondello, owners.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district the reconstruction of the service building of an existing gasoline service station and extend the uses to include minor auto repairs.

PREMISES AFFECTED—1672 Castle Hill Avenue, south-east corner of Parker Street, Block 3990, Lots 48 and 50, Borough of The Bronx.

## 898-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Giamboi Brothers Incorporated, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use D area district, the construction of a one story extension on the rear of building No. 1 and a one story building of Class 3 construction in the residence use portion of the plot without the required rear yard and exceeding the permitted area coverage for use of storage of plastering equipment and plastering material and storage of five (5) owners trucks in conjunction with the two present buildings on the same plot now used for office, storage of building materials, loading and unloading and storage of employees and customers cars which in the aggregate constitute garage units for more than five (5) motor vehicles.

PREMISES AFFECTED—2502-2508 Coney Island Avenue, (rear building) west side, 100.36 feet south of Avenue V, Block 7159, Lots 120 and 197, Borough of Brooklyn.

## 671-58-BZ—Vol. II

APPLICANT—Gustave Goldman for Congregation Talmud Torah; R. Morris Kevelson, owner.

SUBJECT—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district the extension of the front portion of the present buildings occupying more than the permitted area and encroaching into the required set back.

PREMISES AFFECTED—1379-1387 East 96th Street eastside, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

## 477-59-A

APPLICANT—Gustave Goldman for Congregation Talmud Torah; R. Morris Kevelson, owner.

SUBJECT—Application July 9, 1959—appeal of the Borough Superintendent, re—Class 3 Structure, area excessive.

PREMISES AFFECTED—1379-1387 East 96th Street eastside, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

## 208-60-BZ

APPLICANT—Aaron Halpern for Pauline Sherman, owner.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-D area district, the erection of an enclosed porch encroaching on the required setback.

PREMISES AFFECTED—3605 Waldo Avenue, northwest corner of West 236th Street, Block 3414, Lot 60, Borough of The Bronx.

## 355-60-BZ

APPLICANT—Albert Melniker for Jessie and James Troiano, owners.

SUBJECT—Application May 10, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district the erection of a one story extension to an existing one story store for storage use extending into the residence portion of the premises and the use of the unbuilt portion for accessory customer and employee parking.

PREMISES AFFECTED—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.

## 356-60-A

APPLICANT—Albert Melniker for Jessie and James Troiano, owners.

SUBJECT—Application May 10, 1960—Filed pursuant Section 35, article 3 of the General City Law re opening in bed of mapped street, proposed widening of Jacques Avenue and a decision of the Borough Superintendent—accessory parking spaces.

PREMISES AFFECTED—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.



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## 367-60-BZ

APPLICANT—Bloom-Zeveloff and Robert Gottlieb for Triax Corporation, owner; R.M.C. Associates, lessee.

SUBJECT—Application May 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district for a period of fifteen years, the extension of a present legal office in basement into a new rear 2 story extension and change occupancy of the first floor apartments to business office.

PREMISES AFFECTED—238 East 75th Street, south side, 150 feet west of Second Avenue, Block 1429, Lot 31, Borough of Manhattan.

## 370-60-BZ

APPLICANT—Dominick Salvati and Son for N. Y. Poly-Clinic School and Hospital, owner; Duke Parking Corporation, lessee.

SUBJECT—Application May 5, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district after demolishing the existing buildings, the maintenance of the vacant land as a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—359-361 West 50th Street, north side, 125 feet east of 9th Avenue, Block 1041, Lots 7, and 7½, Borough of Manhattan.

## 524-52-BZ

APPLICANT—Ingram S. Carner for Walmere Realty Company, Inc., owner.

SUBJECT—Application reopened July 12, 1960 for consideration as to extension of time to complete, expired January 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use E area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required set-backs from the street line.

PREMISES AFFECTED—148-12 to 148-22 Rockaway Boulevard and 126-02 to 126-08 149th Street, southwest corner, Block 12103, Lot 35, Ozone Park, Borough of Queens.

## 100-48-BZ—Vol. III

APPLICANT—Henry Nordheim for John H. Bush, owner; Henry Bellmann, lessee.

SUBJECT—Application reopened July 12, 1960 for consideration as to extension of term of variance—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district the maintenance of existing motor vehicle repair shop in store building (1878 Valentine Avenue).

PREMISES AFFECTED—1933-1959 Webster Avenue, 1876-1892 Valentine Avenue and 350-360 East 178th Street, south side, from Valentine to Webster Avenues, Block 2815, Lot 1, Borough of The Bronx.

## 12-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Flash Holding Corp., owner.

SUBJECT—Application reopened July 12, 1960 for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition under Section 7A of the Zoning Resolution, permitting in a business use district, to alter and rearrange the present gasoline service station and auto accessories and extend the uses to include lubritorium, office and sales, motor vehicle repair shop, stores for sale of accessories and storage room.

PREMISES AFFECTED—2041-2049 Flatbush Avenue and 2-14 Baughman Place, southeast corner, Block 7868, Lot 18, Borough of Brooklyn.

## 5-45-BZ—Vol. II

APPLICANT—Sidney H. Kitzler for Lou Halperin's Stations, Inc., owner.

SUBJECT—Application reopened July 19, 1960 for consideration as to extension of term of variance, expires December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a business use, D area district the extension of an existing garage for more than five motor vehicles and gasoline service station, the building as extended being in excess of the area permitted by the Zoning Resolution.

PREMISES AFFECTED—87-24 to 87-38 Lefferts Boulevard, west side, 190 feet south of Jamaica Avenue, Block 9328, Lots 16, 18, 20 and 22, Richmond Hill, Borough of Queens.

## 604-49-BZ

APPLICANT—Young, Balbach, Tilford and Lewis for George Nintzel, owner.

SUBJECT—Application reopened July 19, 1960 for consideration as to extension of term of variance, expired June 14, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the maintenance of ignition repairs, battery charging, auto parts, cleaning, testing room, office and one family, and permitting the parking of more than five motor vehicles waiting to be serviced on open portion of lot.

PREMISES AFFECTED—34-16 31st Street, west side, 140.5 feet south of 34th Avenue, Block 607, Lot 35, Long Island City, Borough of Queens.

## 171-44-BZ

APPLICANT—Frederick A. Ketcher for The H. W. Wilson Company, owner.

SUBJECT—Application reopened July 19, 1960 for consideration as to extension of term of variance, expires July 19, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district the warehouse for the storage of paper products but without the storage of any motor vehicles in the building.

PREMISES AFFECTED—519 West 161st Street, north side, 300 feet 6 inches west of Amsterdam Avenue, Block 2120, Lot 50, Borough of Manhattan.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 532-44-BZ—Vol. II

APPLICANT—Pasquale P. Caiazza for Rose Cali, Frank Schettino and Mildred Schettino, owners.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of term of variance, expired February 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted.

PREMISES AFFECTED—42-44 Brighton Street, west side, 464 feet south of Amboy Road, Block 7900, Lot 37, Totenville, Borough of Richmond.

Laid over from July 26, 1960, to September 27, 1960, for inspection and decision as to extension of term of variance.

## 921-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, office and car wash and extend the uses to include minor auto repairs, salesroom, utility room, ground sign, parking and storage of motor vehicles and the installation of five (5) additional 550 gallon gasoline tanks.

PREMISES AFFECTED—71-10 to 71-20 (71-20 official)



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Roosevelt Avenue, and 40-02 to 40-08 72nd Street, southwest corner, Block 1303, Lot 9, Jackson Heights, Borough of Queens.

**Hearing closed**—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision; then to September 27, 1960 for decision; applicant to file revised drawing showing new accessory building located further in from street, and relocating toilet doors.

## 82-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Abso Mason Contracting Corporation, owner; Precision Mason Contracting Corporation, lessee.

**SUBJECT**—Application February 8, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of a portion of the building from sales and distribution of dairy products to stamping and assembly of vinyl and metal products and the construction of an extension of the building to occupy more than the permitted area.

**PREMISES AFFECTED**—2404-2410 McDonald Avenue, west side, 92 feet south of Village Road South, Block 7149, Lots 10, 11, 12, Borough of Brooklyn.

**Hearing closed**—Laid over from June 28, 1960, to July 12, 1960, for inspection and decision; then to July 26, 1960, for decision; applicant to submit statement to the Board; then to September 27, 1960, for appearance of applicant.

## 723-50-BZ—Vol. III

**APPLICANT**—Lama Proskauer and Prober for John Alberg, owner.

**SUBJECT**—Application reopened March 1, 1960 as Volume III—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

**PREMISES AFFECTED**—173-177 Palmetto Street, north side, 150 feet east of Central Avenue, Block 3342, Lot 55, Borough of Brooklyn.

**Hearing closed**—Laid over from September 13, 1960, to September 27, 1960, for inspection and decision.

## 777-54-BZ—Vol. II

**APPLICANT**—Robert Gottlieb for Hermany Realty Corporation, owner; Hermany Farms Incorporated, lessee.

**SUBJECT**—Application reopened March 1, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles for a term of five (5) years, and the construction of a raised platform for loading and unloading in the residence use portion of the plot.

**PREMISES AFFECTED**—2350 Hermany Avenue, south side, 191.19 feet west of Zerega Avenue, Block 3697, Lots 32 and 64, Borough of the Bronx.

**Hearing closed**—Laid over from September 13, 1960, to September 27, 1960, for inspection and decision; applicant to file complete lay-out showing existing conditions in the plant, including parking and loading, and also plan of proposed conditions showing the openings into the plant from the platform and how the proposed platform will fit into the operation of the plant.

## 5-33-BZ—Vol. IV

**APPLICANT**—Patrick D. Concagh for Charles Mottola, owner.

**SUBJECT**—Application reopened March 29, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7i and 7e of the Zoning Resolution, to permit in a business, retail and residence use district, to extend the present uses of the existing gasoline service station, car wash, lubritorium, parking and storage of more than five (5) motor vehicles, sale of accessories and minor auto re-

pairs to include auto body and fender repairs, welding, painting, spraying and towing of cars and the erection of an additional business sign.

**PREMISES AFFECTED**—3800-3812 Boston Road and 3480-3490 Baychester Avenue, southeast corner, Block 5257, Lot 1, Borough of the Bronx.

**Hearing closed**—Laid over from September 13, 1960, to September 27, 1960, for inspection and decision; applicant to file plan indicating proposed additional sign.

## 440-59-BZ

**APPLICANT**—Randolph M. Smith for Carl I. Konkur, owner.

**SUBJECT**—Application July 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the first floor of the present three story buildings with the two one story additions from store and storage to offices, storage and wholesale sales of imported food products.

**PREMISES AFFECTED**—92-16 95th Avenue, southwest corner of 93rd Street, Block 9032, Lot 8, Woodhaven, Borough of Queens.

**Hearing closed**—Laid over from September 13, 1960, to September 27, 1960, for inspection and decision.

## 204-60-BZ

**APPLICANT**—M. W. Del Gaudio for John Cullo, owner.

**SUBJECT**—Application March 18, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry building for use as office, storage and processing of stone with the open area for the storage and cutting of stone.

**PREMISES AFFECTED**—3221 Edson Avenue, west side, 100 feet south of East 222nd Street, Block 4758, Lot 20, Borough of the Bronx.

**Hearing closed**—Laid over from September 13, 1960, to September 27, 1960, for inspection and decision.

## 414-41-BZ—Vol. IV

**APPLICANT**—Leonard F. Rothkrug for Mildred Slatow, owner.

**SUBJECT**—Application reopened March 15, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of a parking lot, previously granted by the Board for a temporary term of ten (10) years.

**PREMISES AFFECTED**—2906-2926 West 17th Street, westside, 35.6 feet south of Mermaid Avenue, and 2913-2915 West 19th Street, eastside, 100 feet south of Mermaid Avenue, Block 7061, Lots 11, 14 and 16, Borough of Brooklyn.

**Hearing closed**—Laid over from September 13, 1960, to September 27, 1960, for inspection and decision.

## 212-60-BZ

**APPLICANT**—De Rose and Cavalieri for Joseph and Pearl Frascione, owners; Carmine Coscia, owner under contract.

**SUBJECT**—Application March 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for the parking and storage of more than five (5) passenger type motor vehicles for a term of ten (10) years.

**PREMISES AFFECTED**—1841 Belmont Avenue and 64 East 176th Street, southwest corner, Block 2945, Lots 28, 29, 30 and 31, Borough of the Bronx.

**Hearing closed**—Laid over from September 13, 1960, to September 27, 1960, for inspection and decision.

## 146-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Fif States Realty Corporation, owner.

**SUBJECT**—Application February 24, 1960—decision of the



# CALENDAR

Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, office and sales, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—2347-2357 Ralph Avenue and 1314-1326 East 64th Street, southeast corner, Block 8363, Lot 21, Borough of Brooklyn.

**Hearing closed**—Laid over from September 13, 1960, to September 27, 1960, for inspection and decision.

**300-60-BZ**

**APPLICANT**—Albert J. Marlo for Acorn Auto Service, owner.

**SUBJECT**—Application April 21, 1960—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, the rebuilding of the service building with signs, show windows and curb cut within 75 feet of a residence use district, renovate the station and extend the present uses of gasoline service station, auto laundry, lubrication, office, auto accessory store, battery and tire service to include accessory sales, auto repairs, safety inspection and parking and storage of motor vehicles.

**PREMISES AFFECTED**—533-545 Coney Island Avenue, and 44-46 Hinckley Place, southeast corner, Block 5114, Lots 1 and 32, Borough of Brooklyn.

**Hearing closed**—Laid over from September 13, 1960, to September 27, 1960, for inspection and decision.

**81-60-BZ**

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application April 6, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail and residence use district, the removal of an existing two story building occupied as gasoline service station, retail stores and offices and the erection of a one story building and extension of the gasoline service station and accessory uses to occupy the entire premises.

**PREMISES AFFECTED**—2040-2046 8th Avenue and 244-252 West 111th Street, southeast corner and 2042 Frederick Douglas Circle and 243 Cathedral Parkway, Block 1826, Lot 1, Borough of Manhattan.

**Hearing closed**—Laid over from September 13, 1960, to September 27, 1960, for inspection and decision; applicant to file statement from the Transit Authority giving their approval in regard to subway exit, and plan indicating projection at subway exit.

MAX H. FOLEY, *Chairman.*

SEPTEMBER 27, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 27, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**50-A**

**APPLICANT**—Henry George Greene for Equitable Trading Corporation, owner; Maxwell Brody, lessee.

**SUBJECT**—Application January 28, 1960—Appeal from a decision of the Borough Superintendent re—enclosed stairways.

**PREMISES AFFECTED**—204-208 Franklin Street, northeast corner of Washington Street, Block 185, Lot 25, Borough of Manhattan.

**60-A**

**APPLICANT**—Noah N. Sherman for B. Louise Birch, owner.

**SUBJECT**—Application April 7, 1960—Appeal from an

order and a decision of the Fire Commissioner re—an order—Automatic sprinkler system.

**PREMISES AFFECTED**—146 West 94th Street, south side, 342.2 feet east of Amsterdam Avenue, Block 1224, Lot 150, Borough of Manhattan.

**256-60-A**

**APPLICANT**—Noah N. Sherman for B. Louise Birch, owner.

**SUBJECT**—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner re—an order—Automatic sprinkler systems.

**PREMISES AFFECTED**—148-150 West 94th Street, south side, 307 feet east of Amsterdam Avenue, Block 1224, Lots 51 and 52, Borough of Manhattan.

**257-60-A**

**APPLICANT**—Noah N. Sherman for B. Louise Birch, owner.

**SUBJECT**—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner—re an order—Automatic Sprinkler System.

**PREMISES AFFECTED**—152 West 94th Street, south side, 289 feet east of Amsterdam Avenue, Block 1224, Lot 152, Borough of Manhattan.

**353-60-A**

**APPLICANT**—William S. Shary for New York City Mission Society, owner.

**SUBJECT**—Application May 10, 1960—Appeal from a decision of the Borough Superintendent—re bulkhead to roof and fire-retarding of public hall partitions.

**PREMISES AFFECTED**—348 Convent Avenue, west side, 79 feet south of West 145th Street, Block 2059, Lot 48, Borough of Manhattan.

**364-60-A**

**APPLICANT**—Daniel Laitin for ARC Building Corporation, owner; Field Brothers, Incorporated, lessee.

**SUBJECT**—Application May 9, 1960—Appeal from a decision of the Borough Superintendent—re Egress between stores.

**PREMISES AFFECTED**—1102-1114 Kings Highway and 2051-2059 Coney Island Avenue, southeast corner, Block 6794, Lot 78, Borough of Brooklyn.

**380-60-A**

**APPLICANT**—P. Feiner and Sons, Incorporated for 522 West 45th Street Corporation, owner.

**SUBJECT**—Application May 16, 1960, originally filed April 7, 1960—Appeal from a decision of the Fire Commissioner—re Smoking permit.

**PREMISES AFFECTED**—522 West 45th Street, south side, 250 feet west of 10th Avenue, Block 1073, Lot 46, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

OCTOBER 4, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 4, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**95-57-SM**

**APPLICANT**—Congoleum-Nairn, Inc., owner—asphalt tile.

**96-57-SM**

**APPLICANT**—Congoleum-Nairn, Inc., owner—linoleum floor covering.

**97-57-SM**

**APPLICANT**—Congoleum-Nairn, Inc., owner—adhesive for floor covering.

**99-57-SM**

**APPLICANT**—Congoleum-Nairn, Inc., owner—rubber tile floor covering.



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**100-57-SM**

APPLICANT—Congoleum-Nairn, Inc., owner—vinyl asbestos floor tile.

**310-58-SM**

APPLICANT—Central Foundry Company, owner—sewer pipe.

**242-59-SM**

APPLICANT—Powell Steel Lath Corporation, owner—metal lath.

**399-59-SA**

APPLICANT—Rheem Mfg. Company, owner—gas-fired hot water heater.

**42-60-SM**

APPLICANT—The Yale & Towne Mfg. Company, owner—panic bolt.

**97-60-SM**

APPLICANT—Bryant Mfg. Company, owner—gas-fired water heater.

**232-60-SA**

APPLICANT—Iron Fireman Mfg. Company, owner—conversion oil burner.

**246-60-SA**

APPLICANT—Lindy Heaters Inc., owner—fuel oil pre-heater.

**276-60-SA**

APPLICANT—Rheem Mfg. Company, owner—warm air furnace, gas-fired.

**294-60-SA**

APPLICANT—Weil-McLain Company, owner—gas-fired heater.

**521-45-SM—Vol. II**

APPLICANT—United States Plywood Corp., owner—amendment of resolution, change in corporate ownership.

**1030-41-A—Vol. II**

APPLICANT—Stanley H. Klein for Marwin Realty Corporation, owner.

SUBJECT—Application reopened July 19, 1960 as Volume II—appeal from a decision of the Fire Department—re Sprinklers.

PREMISES AFFECTED—168-50 Jamaica Avenue, south side, 178.14 feet East of 168th Street, Block 10210, Lot 26, Jamaica, Borough of Queens.

**807-59-A**

APPLICANT—Robert J. Crinnion, for Benjamin Goldstein, owner; Hudson-Lite Electric Company and Arnold Painting Company, lessees.

SUBJECT—Application December 4, 1959—Appeal from a decision of the Borough Superintendent re—frame building commercial use.

PREMISES AFFECTED—293 East 149th Street, north side, 245 feet east of Morris Avenue, Block 2331, Lot 68, Borough of The Bronx.

**260-60-A**

APPLICANT—John T. Kelleher, Borough Superintendent—Queens.

OWNER OF PREMISES—Berthe W. Sammarco.  
SUBJECT—Revocation of Certificate of Occupancy, Q116528 issued June 11, 1957, re—conversion of one family dwelling to two family dwelling, G-1 area district under Calendar Number 288-56-BZ.

PREMISES AFFECTED—86-09 188th Street, east side, 367.93 feet south of McLaughlin Avenue, Block 10503, Lot 74, Hollis, Borough of Queens.

**366-60-A**

APPLICANT—Jack Weiler for William Kaufman, owner; River Brand Rice Mills, Incorporated, lessee.

SUBJECT—Application May 10, 1960—Appeal from a decision of the Fire Commissioner—re permission for smoking.

PREMISES AFFECTED—350 West Fourth Street, west side, from Horatio Street to Gansevoort Street, Block 627, Lot 43, Borough of Manhattan.

**377-60-A**

APPLICANT—De Rose and Cavalieri for Gabriel Napoli and Laura Napoli, owners.

SUBJECT—Application May 17, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for Variation Section 216 and Section 234 of the Multiple Dwelling Law re—creation of two additional cellar apartments, new law tenement.

PREMISES AFFECTED—1829 Haight Avenue, west side, 365 feet south of Rhinelander Avenue, Block 4130, Lot 21, Borough of The Bronx.

**561-60-A**

APPLICANT—LeRoy Q. Ferry for Francisco and Jacobus, —for The Brooklyn Union Gas Company, owner.

SUBJECT—Application July 21, 1960—Appeal from a decision of the Borough Superintendent re—Windows on lot line (must be protected by fireproof self closing windows).

PREMISES AFFECTED—193-201 Montague Street, north side, 161 feet 2¼ inches west of Fulton Street, and 152-160 Pierrepont Street, Block 244, Lot 5, Borough of Brooklyn.

MAX H. FOLEY, Chairman

**OCTOBER 11, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 11, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**654-59-BZ**

APPLICANT—Kingsway Delicatessen and Lunch Incorporated, lessee for Joseph Fennelly, owner.

SUBJECT—Application October 9, 1959—decision of the Borough Superintendent, under Sections 7a, 7c and 21 of the Zoning Resolution, to permit in a business and residence use C area district, the extension of the first floor of existing building, extending the present business use in the residence portion of the plot, occupying more than the permitted area coverage with a business exit in the residence use district.

PREMISES AFFECTED—1906 Kings Highway, south side, 40 feet east of East 19th Street, Block 6782, Lot 70, Borough of Brooklyn.

Laid over from September 13, 1960, for hearing, to October 11, 1960, at the request of applicant.

**846-59-BZ**

APPLICANT—Herman Kron for L.B. Oil Company Incorporated, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under Sections 7a and 7c of the Zoning Resolution, to permit in a business use district the reconstruction of an existing gasoline service station and extend the present uses to include car wash, auto repairs, sales of accessories and used cars, ground signs, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—32-54 Highland Boulevard, 1731-1741 Bushwick Avenue, northeast corner of Grand Place, Block 3481, Lots 16 and 7, Borough of Brooklyn.

**799-28-BZ—Vol. II**

APPLICANT—Lama, Proskauer and Prober for Fam Realty Corporation, owner.



# CALENDAR

**SUBJECT**—Application reopened June 1, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage room, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.  
**PREMISES AFFECTED**—764-776 4th Avenue and 187-195 26th Street, northwest corner, Block 654, Lot 34, Borough of Brooklyn.

## 378-60-BZ

**APPLICANT**—John J. Tricarico for Seidmatt Realty Corporation, owner.  
**SUBJECT**—Application May 17, 1960—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories, minor auto repairs and parking and storage of more than five (5) motor vehicles for a term of fifteen (15) years.  
**PREMISES AFFECTED**—676-684 (680 official) Castle Hill Avenue and 2200-2208 Seward Avenue, southeast corner, Block 3575, Lots 32 and 33, Borough of The Bronx.

## 103-60-BZ

**APPLICANT**—Herman Kron for Marine Theatre Holding Company, owner.  
**SUBJECT**—Application February 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of additional stores, which exceeds the permitted area coverage.  
**PREMISES AFFECTED**—3149-3173 (3171 official) Whitney Avenue, and 2259-2271 Plumb 1st Street, northeast corner, Block 7527, Lot 1, Borough of Brooklyn.

## 207-60-BZ

**APPLICANT**—Henry C. Brucker for Salvatore and Claudine Brienzo, owners.  
**SUBJECT**—Application March 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of an existing one family house into a two family house.  
**PREMISES AFFECTED**—225-23 112th Avenue, north side, 209.46 feet west of 227th Street, Block 11209, Lot 30, Queens Village, Borough of Queens.

## 59-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for E. H. E. Properties Company, owner.  
**SUBJECT**—Application May 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use D area district, the erection of a one story extension to the present one story factory building and exceeding the area coverage.  
**PREMISES AFFECTED**—9301-9311 Ditmas Avenue and 751-759 East 93rd Street, northeast corner, Block 8111, Lot 9, Borough of Brooklyn.

## 12-60-BZ

**APPLICANT**—James J. Lyons & John J. Lynch for Catholic Charities of Archdiocese of New York; owner under contract: McCann-Erickson.  
**SUBJECT**—Application July 15, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of an existing six (6) story building as an executive office building for advertising personnel with private dining facilities.  
**PREMISES AFFECTED**—17 East 80th Street, north side, 120 feet west of Madison Avenue, Block 1492, Lot 11, Borough of Manhattan.

## 3-60-A

**APPLICANT**—James J. Lyons & John J. Lynch for

Catholic Charities of Archdiocese of New York; owner under contract: McCann-Erickson.

**SUBJECT**—Application July 15, 1960—Appeal from a decision of the Borough Superintendent—re—egress, stairs, windows, live load, hood and vent for kitchen range.  
**PREMISES AFFECTED**—17 East 80th Street, north side, 120 feet west of Madison Avenue, Block 1492, Lot 11, Borough of Manhattan.

## 2049-17-BZ—Vol. II

**APPLICANT**—Albert Melniker for Freemore Holding Corporation, owner: S. I. Oil Company, lessee.  
**SUBJECT**—Application reopened July 19, 1960 as Volume II—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station and public garage the removal of two buildings to provide safer ingress and egress, to relocate the curb cuts and install a new pump island.  
**PREMISES AFFECTED**—153 Victory Boulevard and 10 Brook Street, northwest corner, Block 23, Lot 5, Tompkinsville, Borough of Richmond.

## 380-50-BZ

**APPLICANT**—Levy and Nevins for Colgate Realty Corp., owner; Tremont Chevrolet Co. Inc., lessee.  
**SUBJECT**—Application reopened September 13, 1960 for consideration as to extension of term of variance, expires July 25, 1965—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a business building, for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubrication, greasing and washing.  
**PREMISES AFFECTED**—1470 Bruckner Boulevard, south side, from Colgate to Evergreen Avenues, Block 3649, Lot 30, Borough of The Bronx.

## 95-55-BZ

**APPLICANT**—Gustave Mueller for R and C Equities, Inc., owner.  
**SUBJECT**—Application reopened September 13, 1960 for consideration as to extension of term of variance, expires October 25, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7a and 7h of the Zoning Resolution, permitting in a residence use district a public garage for ten cars and permitting the parking of ten cars at rear of plot.  
**PREMISES AFFECTED**—450-456 East 34th Street, west side, 72 feet north of Beverly Road, Block 4918, Lot 27, Borough of Brooklyn.

## 992-38-BZ—Vol. II

**APPLICANT**—Paul Friedman for Sidney Esikoff and Theodore Tannor, owners.  
**SUBJECT**—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles, with ground sign, all for a stated term of twenty (20) years.  
**PREMISES AFFECTED**—2800-2824 Bruckner Boulevard, southside, from Swinton Avenue to Quincy Avenue, Block 5534, Lot 1, Borough of The Bronx.  
**Hearing closed**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision; applicant to file statement as to possible conforming use of premises; then to October 11, 1960, for decision; applicant to consult with City Planning Commission and report to Board.

MAX H. FOLEY, *Chairman.*



# MINUTES

## REGULAR MEETING TUESDAY MORNING SEPTEMBER 13, 1960, 10 A. M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon July 26, 1960 were approved as printed in the Bulletin of August 4, 1960, Vol. 45, No. 31.

### 5-33-BZ—Vol. IV

APPLICANT—Patrick D. Concagh for Charles Mottola, owner.

SUBJECT—Application reopened March 29, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7i and 7e of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present uses of the existing gasoline service station, car wash, lubritorium, parking and storage of more than five (5) motor vehicles, sale of accessories and minor auto repairs to include auto body and fender repairs, welding, painting, spraying and towing of cars.

PREMISES AFFECTED—3800-3812 Boston Road and 3480-3490 Baychester Avenue, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

#### APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

ACTION OF BOARD—Laid over to September 27, 1960, at 10 A. M. for inspection and decision; applicant to file drawing indicating proposed additional sign; hearing closed.

### 992-38-BZ—Vol. II

APPLICANT—Paul Friedman for Sidney Esikoff and Theodore Tannor, owners.

SUBJECT—Application reopened April 26, 1960 as Volume II—decision of Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, auto safety inspection station and parking and storage of motor vehicles, with ground sign, all for a stated term of twenty (20) years.

PREMISES AFFECTED—2800-2824 Bruckner Boulevard, southside, from Swinton Avenue to Quincy Avenue, Block 5534, Lot 1, Borough of The Bronx.

#### APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: David Krause.

ACTION OF BOARD—Laid over to October 11, 1960, at 10 A. M. for decision; applicant to consult with City Planning Commission and report to Board; hearing previously closed.

### 414-41-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug for Mildred Slatow, owner.

SUBJECT—Application reopened March 15, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of a parking lot, previously granted by the Board, for a temporary term of ten (10) years.

PREMISES AFFECTED—2906-2926 West 17th Street, westside, 35.6 feet south of Mermaid Avenue, and 2913-2915 West 19th Street, eastside, 100 feet south of Mermaid Avenue, Block 7061, Lots 11, 14 and 16, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Philip Granata.

For Opposition: Eustacio G. Lopez and Eve Karasick.

ACTION OF BOARD—Laid over to September 27, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 723-50-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for John Albergio, owner.

SUBJECT—Application reopened March 1, 1960 as Volume III—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—173-177 Palmetto Street, northside, 150 feet east of Central Avenue, Block 3342, Lot 55, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to September 27, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 777-54-BZ—Vol. II

APPLICANT—Robert Gottlieb for Hermany Realty Corporation, owner; Hermany Farms Incorporated, lessee.

SUBJECT—Application reopened March 1, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles for a term of five (5) years and the construction of a raised platform for loading and unloading in the residence use portion of the plot.

PREMISES AFFECTED—2350 Hermany Avenue, southside, 191.19 feet west of Zerega Avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

#### APPEARANCES—

For Applicant: Robert Gottlieb and William Schwartz.

For Opposition: Lena Guogliano, Frances Arnone, Sue Muscietta, Angela Arnold, Teresa Castellano, Dolores Virga, A. Nightingle, Salvador Ruiz, Mary Menieri, Eleanor Kopeck, Rosemarie Lomeli, Rosa Gekel, Inez Falcone and Joseph Falcone.

ACTION OF BOARD—Laid over to September 27, 1960, at 10 A. M. for inspection and decision; applicant to file complete lay-out showing existing conditions in the plant including parking and loading and also drawing of proposed conditions showing the openings into the plant from the platform and how the proposed platform will fit into the operation of the plant; hearing closed.

### 926-57-BZ—Vol. III

APPLICANT—Reginald S. Hardy for Robin Associates and M. L. M. Realty corporation, owners.

SUBJECT—Application reopened March 22, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales accessories, car washing, ground sign, minor auto repairs with hand tools only and parking and storage of motor vehicles.

PREMISES AFFECTED—245-06 to 245-18 (245-10 official) South Conduit Avenue, southside, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14, Rosedale, Borough of Queens.

#### APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Herbert Rubin.

ACTION OF BOARD—Taken off calendar at the request of the applicant; date to be set.

### 312-59-BZ

APPLICANT—Victor E. Block for J. C. Moss, owner; Rose Fontana, lessee.

SUBJECT—Application April 27, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.



# MINUTES

Zoning Resolution, to permit in a residence use district, the construction of a covered passageway from the basement of the existing front building to the first floor of the existing rear building and extend the present restaurant use from the front building to the rear building, and storm vestibule on front basement entrance of front building.

**PREMISES AFFECTED**—113 West 13th Street, north side, 232 feet west of 6th Avenue, Block 609, Lot 52, Borough of Manhattan.

## APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

**ACTION OF BOARD**—Laid over to September 20, 1960, at 10 A. M. for decision; applicant to submit new drawing showing existing conditions; hearing previously closed.

## 440-59-BZ

**APPLICANT**—Randolph M. Smith for Carl I. Koncur, owner.

**SUBJECT**—Application July 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the first floor of the present three story building with the two one story additions from store and storage to offices, storage and wholesale sales of imported food products.

**PREMISES AFFECTED**—92-16 95th Avenue, southwest corner of 93rd Street, Block 9032, Lot 8, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: Randolph M. Smith and Carl Koncur.

For Opposition: None.

**ACTION OF BOARD**—Laid over to September 27, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 626-59-BZ

**APPLICANT**—Philip Freshman for Dr. Algerd Powell, owner.

**SUBJECT**—Application October 1, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the change in use of a first floor of a two story building from storage to manufacturing of a type permitted in a business use district and office and continue present factory use on second floor and parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

**PREMISES AFFECTED**—70-28 57th Drive, south side, 91.39 feet west of Mazeau Street, Block 2799, Lot 150, Maspeth, Borough of Queens.

## APPEARANCES—

For Applicant: Philip Freshman.

For Opposition: None.

**ACTION OF BOARD**—Laid over, date to be set; applicant to file revised drawings and furnish information as to proposed occupancy; hearing previously closed.

## 627-59-A

**APPLICANT**—Philip Freshman for Dr. Algerd Powell, owner.

**SUBJECT**—Application October 1, 1959—Appeal from a decision of the Borough Superintendent re—frame construction, factory, stairways, skylights, etc.

**PREMISES AFFECTED**—70-28 57th Drive, south side, 91.39 feet west of Mazeau Street, Block 2799, Lot 150, Maspeth, Borough of Queens.

## APPEARANCES—

For Applicant: Philip Freshman.

**ACTION OF BOARD**—Laid over, date to be set; applicant to file revised drawings; hearing previously closed.

## 654-59-BZ

**APPLICANT**—Kingsway Delicatessen and Lunch Incorporated for Joseph Fennelly, owner; Kingsway Delicatessen and Lunch Incorporated, lessee.

**SUBJECT**—Application October 9, 1959—decision of the Borough Superintendent, under Sections 7a, 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district, the extension of the first floor of an existing building, extending the present business use into the residence portion of the plot, occupying more than the permitted area coverage with a business exit in the residence use district.

**PREMISES AFFECTED**—1906 Kings Highway, south side, 40 feet east of East 19th Street, Block 6782, Lot 70, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Joseph Fennelly.

For Opposition: Benjamin Goodman.

**ACTION OF BOARD**—Laid over, for hearing, to October 11, 1960, at 10 A.M. at the request of applicant.

## 885-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station and extend the present use of gasoline service station to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign, parking and storage of motor vehicles extending from the local retail use into the residence use with business entrances and curb cuts within 75 feet of the residence use district.

**PREMISES AFFECTED**—241-02 to 241-10 (241-02 official) Merrick Boulevard and 134-01 to 134-07 241st Street, southeast corner, Block 13205, Lot 34, Laurelton, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Herbert Rubin.

**ACTION OF BOARD**—Laid over to November 15, 1960, at 10 A.M. at the request of an objecting Civic Association; applicant to file revised drawings, copy to Association; and with leave to Association to file statement with the Board; and for decision, hearing previously closed.

## 888-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the modernization of the present service building of an existing gasoline service station, lubritory and auto laundry and extend the uses to include car washing, salesroom, utility room, minor auto repairs, hand tools only, ground sign, install five (5) additional 550 gallon gasoline tanks, rearrange curb cuts, and parking and storage of motor vehicles.

**PREMISES AFFECTED**—71-01 to 71-19 (71-05 official) Myrtle Avenue, and 72-04 to 72-14 71st Place, northwest corner, and 71-02 to 71-22 Cooper Avenue and 72-01 71st Street, Block 3692, Lot 1, Ridgewood, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Mary Lehman.

**ACTION OF BOARD**—Laid over to September 20, 1960, at 10 A.M. for decision; applicant to file drawing indicating curb cut on 71st Street eliminated, and also indicating what is to be done about windows in rear wall of building; hearing previously closed.



# MINUTES

## 146-60-BZ

APPLICANT—Lama, Proskauer and Prober for Fifty States Realty Corporation, owner.

SUBJECT—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, office and sales, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—2347-2357 Ralph Avenue and 1314-1326 East 64th Street, southeast corner, Block 8363, Lot 21, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Harry Sand, Rev. Ernest C. Herr, Philip Kirschner, Mrs. James J. Butler, Donald Kennedy, Mrs. John Sweeney, Mrs. Edith Kerrigan, Mrs. Gabriel Tessar and Mrs. Catherine Boyce.

ACTION OF BOARD—Laid over to September 27, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 186-60-BZ

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution to permit in a residence use district, for a term of ten years, the change in occupancy of an existing building, from a fire house, to office and storage and sale of building materials as an extension of the present permitted use on the adjoining lot.

PREMISES AFFECTED—393-399 Halsey Street, north-side, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Laid over for decision; date to be set; applicant to consult with owners and file revised drawings; hearing previously closed.

## 187-60-A

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960—appeal from a decision of the Borough Superintendent—re stairs, partitions, etc.

PREMISES AFFECTED—393-399 Halsey Street, north-side, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Laid over for decision; date to be set; hearing previously closed.

## 204-60-BZ

APPLICANT—M. W. Del Gaudio for John Cullo, owner.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry building for use as office, storage and processing of stone with the open area for the storage and cutting of stone.

PREMISES AFFECTED—3221 Edson Avenue, west side, 100 feet south of East 222nd Street, Block 4758, Lot 20, Borough of The Bronx.

### APPEARANCES—

For Applicant: M. W. Del Gaudio.

For Opposition: None.

ACTION OF BOARD—Laid over to September 27, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 212-60-BZ

APPLICANT—De Rose and Cavalieri for Joseph Frascione and Pearl Frascione, owners; Carmine Coscia, owner under contract.

SUBJECT—Application March 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for the parking and storage of more than five (5) passenger type motor vehicles for a term of ten (10) years.

PREMISES AFFECTED—1841 Belmont Avenue and 646 East 176th Street, southwest corner, Block 2945, Lots 25, 28, 29, 30 and 31, Borough of The Bronx.

### APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: None.

ACTION OF BOARD—Laid over to September 27, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 270-60-BZ

APPLICANT—Leonard F. Rothkrug and Ross Atkin for Varsam Realty Corporation, owner; North American Printing Corporation, lessee.

SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of an extension to a printing plant to occupy more than the permitted area all for a temporary term of twenty (20) years.

PREMISES AFFECTED—3243 Ampere Avenue, northeast corner of Research Avenue, Block 5416, Lot 111, Borough of The Bronx.

### APPEARANCES—

For Applicant: Philip Granata.

For Opposition: Mrs. J. Dell, George W. Harrington, Mrs. Mary Fogarty, John Zenir and Mary Kaiser.

ACTION OF BOARD—Laid over to October 4, 1960, at 10 A. M. for inspection and for continued hearing at request of applicant; applicant to submit new statement and revised drawings.

## 281-60-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application April 6, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail and residence use district, the removal of an existing two story building occupied as gasoline service station, retail stores and offices and the erection of a one story building and extension of the gasoline service station and accessory uses to occupy the entire premises.

PREMISES AFFECTED—2040-2046 8th Avenue and 244-252 West 111th Street, southeast corner, 2042 Frederick Douglas Circle and 243 Cathedral Parkway, Block 1826, Lot 1, Borough of Manhattan.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Edw. Hoffman, Park Dept.

ACTION OF BOARD—Laid over to September 27, 1960, at 10 A. M. for inspection and decision; applicant to file statement from the Transit Authority giving their approval in regard to subway exit, and drawing indicating protection at subway exit; hearing closed.

## 300-60-BZ

APPLICANT—Albert J. Marlo for Acorn Auto Service, owner.

SUBJECT—Application April 21, 1960—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, the rebuilding of the service building with signs, show windows and curb cut within 75 feet of a residence use district, renovate the station and extend the present



# MINUTES

uses of gasoline service station, auto laundry, lubrication, office, auto accessory store, battery and tire service to include accessory sales, auto repairs, safety inspection and parking and storage of motor vehicles.

**PREMISES AFFECTED**—533-545 Coney Island Avenue and 44-46 Hinckley Place, southeast corner, Block 5114, Lots 1 and 32, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Albert J. Marlo.

For Opposition: Ruby Mitchell, Russell E. Mitchell, Casper Schoener, Leon Michalski, David W. Gee and Edward Bove.

**ACTION OF BOARD**—Laid over to September 27, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 311-60-BZ

**APPLICANT**—George Fuchs for E. G. Danner, owner.

**SUBJECT**—Application April 26, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the use of the first floor of an existing building for office, storage and factory.

**PREMISES AFFECTED**—1884 and 1886 Woodbine Street, south side, 90 feet 1 $\frac{3}{8}$  inches, and 70 feet 1 $\frac{3}{8}$  inches west of Woodward Avenue, Block 3470, Lots 19 and 119, Ridgewood, Borough of Queens.

## APPEARANCES—

For Applicant: George Fuchs.

For Opposition: Madeline Arnold, M. Foerster and M. Stalzer.

**ACTION OF BOARD**—Laid over, date to be set; applicant to submit further information as to occupancy; hearing previously closed.

## 54-36-BZ—Vol. II

**APPLICANT**—Samuel Miller for Esso Standard Oil Company, owner.

**SUBJECT**—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubritorium and auto laundry and to extend the uses to include minor auto repairs with hand tools only and the parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

**PREMISES AFFECTED**—525 Gravesend Neck Road (517-531 displayed), northwest corner of Ocean Parkway, Block 7157, Lot 16, Borough of Brooklyn.

## APPEARANCES—

For Applicant: J. B. Lynch and R. S. Hardy.

For Opposition: None.

For Administration: Edw. Hoffman, Park Dept.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker

Negative: ..... 5  
..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; laid over to February 10, 1959 for inspection and decision—hearing closed; thereafter laid over, date to be set; applicant to notify the Board after he has heard from the Bureau of Real Estate as to acquiring adjoining Lot No. 5—hearing previously closed; for further consideration;

and  
WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,

dated July 16, 1958 acting on N.B. Applic. No. 1018-58, reads:

"1. The reconstruction of an existing gasoline station & lubritorium partly in a Residence Use District & partly in a business use District, previously granted by the Bd. of St. & A. under Cal. #54-36-BZ, Vol. II and the additional uses of auto laundry (non-automatic), minor auto repairs with hand tools only for adjustments maintained solely within the accessory bldg. & parking of cars awaiting service is contrary to Art. II Sections 3 & 4A (29) (46) of the Zoning Resolution."

as amended by the decision of the Borough Superintendent, dated May 11, 1960, acting on N.B. Applic. No. 1018-58, which reads:

"1. The reconstruction and extension in area of an existing gasoline service station, lubritorium, auto laundry and parking of motor vehicles awaiting service partly in a Business Use District and partly in a Residence Use District, previously granted by the Bd. of S & A under Cal. No. 54-36-BZ, Vol. I and the additional use of minor auto repairs with hand tools only is contrary to Art. II Sections 4a (29) (46) and 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubritorium, auto laundry and the parking of cars awaiting service, and to extend the area and uses to include accessory minor auto repairs with hand tools only, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts *on condition* that the work be done in accordance with drawings filed with this application dated May 13, 1960, 4 sheets; on the *further condition* that the light pole at the west end of Gravesend Neck Road front be omitted; that the new curb cut be located ten feet from the west end of the Gravesend Neck Road front instead of five feet; that there shall be no revolving signs; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 164-37-BZ—Vol. IV.

**APPLICANT**—Leonard F. Rothkrug for Flyman Holding Co., Inc., owner.

**SUBJECT**—Application reopened July 6, 1960 for consideration as to extension of term of variance, expiring March 13, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, accessory sales, car-washing, lubritorium and office and permitting the existing parking and storage of more than five (5) motor vehicles on balance of plot.

**PREMISES AFFECTED**—9716-9726 Church Avenue and 494-542 East 98th Street, southwest corner, Block 4718, part of Lot 42, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Philip Granata.

For Opposition: None.

**ACTION OF BOARD**—Term of variance extended.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper and Commissioner Becker.... 4  
Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, on March 31, 1951 this application (Vol. III), as thereafter amended on January 25, 1955 as Vol. IV, was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation March 13, 1961; and

WHEREAS, this application was reopened on July 6, 1960 and set for hearing on September 13, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on September 13, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated May 23, 1960 acting on N.B. Applic. No. 956-49, reads:

"1. The term of variance granted under Cal. No. 164-37-BZ, C.O. 136288 expires on March 13, 1961 and may not be extended unless the extension is approved by the Board of Standards and Appeals."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 31, 1951, as amended through January 25, 1955, under Vol. IV, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . . ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 514-45-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened July 6, 1960 for consideration as to extension of time to complete, expired March 10, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a manufacturing and retail use district, the manufacture of metal products, assembly of machines and machine parts with accessory spraying, welding and loading and unloading.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Philip Granath.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on March 10, 1959, this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation March 10, 1960; and

WHEREAS, this application was reopened on July 6, 1960 and set for hearing on September 13, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on September 13, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent,

dated May 24, 1960 acting on Alt. Applic. No. 337-58, reads:

"1. As application has expired on March 10, 1960 as per Section 22A of the Zoning Resolution, proposed extension of time on Calendar #514-45-BZ is referred to the Bd. of Standards and Appeals."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 10, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 826-49-BZ

APPLICANT—Samuel Garnett for Martin J. Keating, owner.

SUBJECT—Application reopened July 6, 1960 for consideration as to extension of term of variance, expired May 24, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy from stable to cooperage and barrel storage.

PREMISES AFFECTED—118 Sullivan Street, west side, 125 feet south of Prince Street, Block 504, Lot 28, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Garnett.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on May 9, 1950, this application was granted by the Board on certain conditions; and

WHEREAS, the term of variance was extended on May 24, 1955 for a period of five years; and

WHEREAS, the applicant states that this area has not changed its character since the last previous extension when this variance was granted; that nor has the use, height and area designation been changed; that this business is occupied by the owner of the property in a lawful manner under Certificate of Occupancy #44307 according to the provisions of the Calendar Number 826-49-BZ and in a manner not detrimental to the neighborhood; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on May 24, 1960; and

WHEREAS, this application was reopened on July 6, 1960 and set for hearing on September 13, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated May 12, 1960, acting on Alt. Applic. 1858-49, reads:

"Before the application for a certificate of occupancy can be considered, it will be necessary to apply to the Board of Standards & Appeals for an extension of the term of the variance granted by the Board under Cal. #826-49-BZ.

The present term of the variance will expire May 24, 1960."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 9, 1950, as amended through May 24, 1955 only as to the term of the variance, so that as amended it shall read:

"granted under Section 7e, for a term of five (5) years from the date of this *amended* resolution, to permit . . . ; that other than as herein *amended* the



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resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 678-54-BZ—Vol. II

APPLICANT—Leonard F. Rotlikrug for Lomac Realty Corporation, owner.

SUBJECT—Application reopened January 12, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, a boiler room extension to a diaper laundry previously granted by the Board and to permit an additional lot to be used for accessory parking, loading and unloading.

PREMISES AFFECTED—56 and 60-64 Hope Street, south side, 100 feet west of Marcy Avenue and 339 Grand Street, Block 2384, Lots 10 and 12, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Philip Graunath.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 20, 1960 acting on Alt. Applic. No. 2130-59, reads:

"1. Proposed parking, loading and unloading in conjunction with an adjoining diaper laundry located in an unrestricted and business zone is contrary to Art. II Section 4 (a) (51) of the Zoning Resolution on Cal. #638-54-BZ."

and

WHEREAS, the decision of the Borough Superintendent, dated April 26, 1960 acting on Alt. Applic. No. 2131-60, reads:

"1. Proposed boiler room extension and opening into adjoining lot, in connection with diaper laundry located in an unrestricted and business use district is contrary to Art. 2, Sect. 4a (51) of the Zoning Resolution and Cal. #678-54-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, a boiler room extension to a diaper laundry, previously granted by the Board, and to permit an additional lot to be used for accessory parking, loading and unloading on condition that the work be done in accordance with drawings filed with this application dated May 19, 1960, 4 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 65-55-BZ—Vol. III

APPLICANT—Larry Meltzer for 325 North Macquesten Parkway Corporation, owner.

SUBJECT—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present legal parking lot used in conjunction with the existing gasoline service station, public garage and automatic auto laundry and extend these uses to include the sales and storage of auto tires.

PREMISES AFFECTED—486 to 496 Coney Island Avenue, west side, 91 feet, 9 1/8 inches, south of Church Avenue, 804 to 826 Church Avenue, southside, 94 feet, 1/2 inch west of Coney Island Avenue, Block 5341, Lots 5, 8 and 17, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: Harry J. McDermott.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; laid over to July 6, 1960 at the request of an objector; then to July 19, 1960 for inspection and decision; hearing closed; then to September 13, 1960 for decision; applicant to file revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated October 23, 1959 acting on Alt. Applic. No. 347-54, reads:

"1. Proposed change of occupancy and extension of a use on a plot partly in a Business, Retail and Residence Use District, with such a plot to be used for Public Garage for more than five (5) Motor Vehicles, Gasoline Selling Station, Sales and Storage of Tires and Auto Accessories and Auto Laundry and Office, and Parking and Storage for more than five (5) Motor Vehicles in the open portion of the plot is contrary to Article II, Paragraphs 3 and 4-A and Paragraph 4-a, Subsections 15, 46 and 52 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c, to permit in a business, retail and residence use district, the extension of the present legal parking lot used in conjunction with the existing gasoline service station, public garage and auto laundry and extend these uses to include the sales and storage of auto tires, on condition that the work shall be done in accordance with revised drawings filed with this application dated September 12, 1960, 5 sheets; that a split sapling fence not less than six (6) feet high shall be constructed along the south and west sides of Lot 5, except where the building walls and brick fence are shown, with the finished face toward the neighboring properties, separating that area from the residence district; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 170-58-BZ—Vol. II

APPLICANT—Louis Leiberman for Sadie Wugman, owner.

SUBJECT—Application reopened May 3, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a



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gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles and ground signs in conjunction with above use.

PREMISES AFFECTED—583-593 Sixth Avenue, eastside, 93.8 feet south of 16th Street, Block 1054, Lots 10, 11, 12, 13, 14 and 15, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Irving T. Bergman.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: Commissioner Fox ..... 1

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper and Commissioner Becker .... 4

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 24, 1960 acting on N.B. Applic. No. 309-60, reads:

"1. Proposed building and premises, in a Business Zone, to be used for gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles is contrary to Article II, PP. 4a, subsections 29 and 46 of the Zoning Resolution.

"2. Proposed post signs (ground signs) in a Business zone are contrary to Article II, PP. 49 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f and i of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. App. 309-60, Objection Nos. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 701-59-BZ

APPLICANT—Albert Melniker for George and Charles Crocco, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 21 of the Zoning Resolution, to permit in a retail use, D and E area district, the erection of an extension to an existing storage garage occupying more than the permitted area coverage in the E area district without the required setback and rear yard and extend the use to include motor vehicle repairs, signs and display of new and used cars, the installation of three (3) additional gasoline tanks and two (2) pumps for private use.

PREMISES AFFECTED—1561 Hylan Boulevard and 300 Burgher Avenue, southwest corner, Block 3332, Lot 19, Dongan Hills, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for further consideration and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 16, 1959 acting on Alt. Applic. No. 420-59, reads:

"1. The proposed alteration intended to increase the existing building and change the use from auto and truck storage to 'auto storage truck storage, motor vehicle repairs, private gas pump, plus three tanks, waste oil tank, signs, display of more than five new and used cars,' located in a retail use district, is contrary to Article II, Section 4-A (a) of the Zoning Resolution.

"2. Portion of the building located in a E area district is less than 10 feet from the street line and contrary to Article IV, Section 15 (d) of the Zoning Resolution.

"3. The construction located in the portion E area district occupies more than 35% of the area of such portion of the lot, contrary to Article IV, Section 15 (c) of the Zoning Resolution.

"4. A rear yard, located adjacent to the residence use district, is required as per Article IV, Section 17 (a) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f and i of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 420-59, Objection Nos. 1, 2, 3 and 4, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 702-59-A

APPLICANT—Albert Melniker for George Crocco and Charles Crocco, owners.

SUBJECT—Application October 29, 1959—filed pursuant to Section 35, General City Law re—curb cut located in bed of mapped street, proposed widening of Burgher Avenue and vehicular entrance.

PREMISES AFFECTED—1561 Hylan Boulevard and 300 Burgher Avenue, southwest corner, Block 3332, Lot 19, Dongan Hills, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant in conjunction with Cal. No. 701-59-BZ.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5  
Negative: ..... 0

## 17-60-BZ

APPLICANT—Julius S. Rapson for John Valerio, owner.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, G-1 area district, the erection of a one-story extension in the residence use, G-1 area portion of the plot, exceeding the area coverage and extending the present commercial use.

PREMISES AFFECTED—240-04 Merrick Boulevard and 134-23 Brookville Boulevard, southeast corner, Block 13204, Lots 97 and 103, Rosedale, Borough of Queens.



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## APPEARANCES—

For Applicant: Irving Newman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 29, 1959 acting on Alt. Applic. No. 2190-59, reads:

"1. The proposed extension to a bldg. used for office, beer storage, retail sale of ice, coal & soft drinks distributor, fruit stand and factory in a Res. use district is contrary to Art. II Sec. 3 Zone Res.

"2. The proposed extension in the G-1 area portion of the lot exceeds the permissible area of coverage, lacks the required setback from the street line, encroaches in the 20' min. distance from the rear line of lot, and lacks the required side yard. Art. IV, 16-C, b, c, & e Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7c and 21, to permit in a local retail and residence use, G-1 area district, the erection of a one story extension in the residence use, G-1 area portion of the plot, exceeding the area coverage and extending the present commercial use, on condition that the work shall be done in accordance with drawings filed with this application dated December 30, 1959, 3 sheets and June 10, 1960, 5 sheets; that the use of the building shall remain substantially as it is at present; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 11-60-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application January 11, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the use to include lubritorium, accessory minor auto repairs, with hand tools only, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—88-11 to 88-21 (88-15 official) Rockaway Boulevard, and 88-10 to 88-18 101st Avenue, northeast corner, and 101-02 to 101-10 89th Street, Block 9090, Lot 21, Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 17, 1959 acting on N.B. Applic. No. 3925-59, reads:

"1. The proposed gasoline service station, lubrication, minor auto repairs, car washing, sales room, utility room, parking & storage of motor vehicles & ground sign in a Bus. Use Dist. is contrary to Art. 2 Sec. 4 (29) (46) (49) of Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7a and i of the Zoning Resolution to permit in a business use district, the reconstruction of an existing gasoline service station and extend the use to include lubritorium, accessory minor auto repairs, with hand tools only, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles on condition that the work be done in accordance with drawings filed with this application dated January 11, 1960, 5 sheets and June 10, 1960, 1 sheet; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 167-60-BZ

APPLICANT—Frank L. Thompson for Studley Paper Company Incorporated, owner.

SUBJECT—Application March 8, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a manufacturing and business use, D area district, the erection of an extension to an existing building occupying more than the permitted area coverage.

PREMISES AFFECTED—2047 Nameoke Avenue and 1601 Redfern Avenue, southeast corner, Block 15537, Lot 71, Far Rockaway, Borough of Queens.

## APPEARANCES—

For Applicant: Frank L. Thompson.

For Opposition: None.

For Administration: Harvey Fox, New York City Housing Authority.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 17, 1960 acting on Alt. Applic. No. 1731-59, reads:

"1. The proposed extension to a bldg. in a D area district will in aggregate exceed the permissible area



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of coverage and is contrary to Art. IV Sec. 14(c) Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the ground of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in a manufacturing and business use, D area district, the erection of an extension to an existing building, occupying more than the permitted area coverage *on condition* that the work be done in accordance with drawings filed with this application dated March 8, 1960, 7 sheets and June 9, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 181-60-BZ

APPLICANT—Guerino Salerni, for Filmat Realty Corporation, owner.

SUBJECT—Application March 9, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building to be used as an auto laundry in conjunction with the present parking lot, all within the business use portion of the plot.

PREMISES AFFECTED—23-28 30th Avenue, south side, 91.89 feet west of Crescent Street, Block 572, Lots 37 and 38, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Guerino Salerni and J. Crisa.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; Board of Education to inform Board concerning the possible effect upon nearby school; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 23, 1960 as amended by decision dated June 9, 1960, acting on N.B. Applic. No. 3730-59, reads:

"1. The proposed change in use from a parking lot to a parking lot and auto laundry on the business use portion of a lot which is in a business use district and extending into a residence district is contrary to Art. 2, Sec. 4(a) Item 52 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Applic. 3730-59, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 214-60-BZ

APPLICANT—Robert Gottlieb for Conrad Okon, owner.

SUBJECT—Application March 23, 1960—decision of the Borough Superintendent, under Sections 21 and 19 B (d) of the Zoning Resolution, to permit in a D area district, the erection of a two story building exceeding the area coverage and without the required parking space.

PREMISES AFFECTED—3789 East Tremont Avenue, east side, 316.60 feet north of Schley Avenue, Block 5435, Lot 13, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 22, 1960 acting on N.B. Applic. No. 323-60, reads:

"1. The building coverage in excess of 55% D coverage district in an interior lot is contrary to Art. IV Sec. 14 of the Zon. Res.

"2. The lack of provision for parking for a dwelling in a D coverage area is contrary to Art. IV Sec. 19B of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 21 and 19B(d), to permit in a D area district, the erection of a two story building exceeding the area coverage and without the required parking space, *on condition* that the work shall be done in accordance with drawings filed with this application dated March 23, 1960, 3 sheets and June 8, 1960, 1 sheet; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 226-60-BZ

APPLICANT—Samuel S. Adlerstein for Fugazy Travel Bureau, Incorporated, owner.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Sections 7a and 7c of the Zoning Resolution, to permit in a local retail use district, the extension of present business (travel bureau) located on the first floor to second and third floor and occupy the fourth floor as an apartment for the owner.

PREMISES AFFECTED—351 Avenue of The Americas, west side, 69.5 feet north of West 4th Street, Block 592, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.



# MINUTES

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960, after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 25, 1960, acting on Alt. Applic. 1530-59, reads:

"1—Use of 2nd & 3rd floors for office use contrary to Art. II, & 4C, Zoning Res."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7 a and e, for a term of 15 years, to permit in a local retail use district, the extension of present business (travel bureau) located on the 1st floor to 2nd and 3rd floors with an apartment on the 4th floor, on condition that the work shall be done in accordance with drawings filed with this application dated, March 25, 1960, 12 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 228-60-BZ

APPLICANT—Frederick A. Ketcher for Louis Fayne, owner.

SUBJECT—Application March 28, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the storage of more than 5 pleasure motor vehicles for a term of five (5) years.

PREMISES AFFECTED—1888 Billingsley Terrace, east side, 135.5 feet west of Phelan Place, Block 2879, Lot 259, Borough of The Bronx.

## APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 29, 1960 acting on Alt. Applic. No. 102-60, reads:

"1. The proposed parking lot for motor vehicles in a residence use district is contrary to Art. II Sec. 3 of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions to protect the residential area along Billingsley Terrace; and

WHEREAS, the Board found that this was an appropriate

case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7h of the Zoning Resolution, to permit in a residence use district, the storage of more than five motor vehicles, for a term of five years, on condition that the work shall be done in accordance with drawings filed with this application dated March 28, 1960, 4 sheets, on the further condition that the fence along Billingsley Terrace be kept two feet back from the building line and that a thick privet hedge three feet high be planted in that space between the building line and the fence; that a chain link fence shall be provided on the other sides of the plot; that the lighting shall be arranged so that it will not shine into the street or windows of adjacent houses; that the only sign used, shall be that required by the Department of Licenses; that five trees be planted along Billingsley Terrace between the sidewalk and curb, not less than three inches in diameter; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 247-60-BZ

APPLICANT—Morton S. Cahn for Sanford Levy, owner.

SUBJECT—Application April 1, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, for a term of twenty (20) years, the erection of a one story store building occupying more than the permitted area coverage.

PREMISES AFFECTED—97-20 64th Avenue, south side, 160.50 feet east of Queens Boulevard, Block 2091, Lot 14, Rego Park, Borough of Queens.

## APPEARANCES—

For Applicant: Morton S. Cahn.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 28, 1960 acting on N.B. Applic. No. 892-60, reads:

"1. Proposed commercial bldg. in a residence district is contrary to Art. 2, Sec. 3 of the Z.R.

"2. The proposed occupancy of the entire area of a lot in a D district is contrary to Art. 4, Sec. 14 (c) of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7e



# MINUTES

and 21 of the Zoning Resolution, to permit for a term of 20 years, in a residence use, D area district, the erection of a one-story building, occupying more than the permitted area coverage *on condition* that the work be done in accordance with drawings filed with this application dated April 1, 1960, three sheets and June 13, 1960, 1 sheet; that the sign on the 64th Avenue front shall be limited to 20 square feet; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 258-60-BZ

APPLICANT—Elliot Saltzman for E-N Realty Company, owner.

SUBJECT—Application April 7, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present daytime parking lot for employees and customers, no fee charged, from the business use portion into the residence use portion of the plot.

PREMISES AFFECTED—164-30 to 164-40 (164-32 official) South Road and 104-06 to 104-20 165th Street, southwest corner, Block 10163, Lots 51 and 54, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Elliot Saltzman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 15, 1960 acting on Alt. Applic. No. 1221-59, reads:

"1. The proposed extension of use of the 'Day Time Parking' lot for employees and customers—no fee is to be charged—into the residence portion of a lot located partly in Business and partly in residence use district is contrary to Art. II Sec. 3 of Zone Resolutions."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present daytime parking lot for employees and customers, no fee to be charged, from the business use portion into the residence use portion of the lot *on condition* that the work be done in accordance with drawings filed with this application dated April 7, 1960, 3 sheets; that there be no parking in the lot after business hours or over weekends; that the gates be locked during such time as the lot is not being used; that sidewalks and curbs be constructed on South Road and 165th Street satisfactory to the Borough President; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 288-60-BZ

APPLICANT—Victor E. Block for Nicholas Colapinto, owner.

SUBJECT—Application April 19, 1960—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sale and storage of accessories, minor auto repairs and parking and storage of motor vehicles and ground sign with curb cut within 75 feet of a residence use district, for a term of twenty (20) years.

PREMISES AFFECTED—161-15 46th Avenue, northwest corner of 162nd Street, Block 5440, Lot 81, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 8, 1960 acting on N.B. Applic. No. 4775-59, reads:

"1. Erection of a gasoline service station, lubritorium, office, car wash, motor vehicle repair (hand tools), parking and storage of more than five motor vehicles in a retail use district is contrary to Article II Section 4A of the Zoning Resolution.

2. Ground signs in a retail use district is contrary to Article II Section 4A of the Zoning Resolution.

3. Curb cuts within 75 feet from a residence use district is contrary to Article II Section 7-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and, in the opinion of the Board, it has not been shown that the property cannot be successfully used for a conforming use; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, i, e and 7A of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. App. 4775-59, Objection Nos. 1, 2 and 3 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 312-60-BZ

APPLICANT—Hodges, Reavis, McGrath and Downey for Milton H. Stapen, Manuel Stapen, Annabel Schmitman, Sadye Lewis Friedman and Irving Stapen, owners.

SUBJECT—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7A and 21 of the Zoning Resolution, to permit in a retail use, B area district, after demolishing the existing five (5) four-story buildings, the erection of an 18 story and tower office building without the required rear yard and show window on the first floor within 75 feet of a residence use district.

PREMISES AFFECTED—849-857 Third Avenue and 200-204 East 52nd Street, southeast corner, Block 1325, Lots 51, 52, 53, 54, 55 and 153, Borough of Manhattan.

### APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960, after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 31, 1960 and April 7, 1960, acting on N.B. Applic. 32-60, reads:

"2. Show windows within 75 feet of residential district is contrary to Sec. 7A of Z.R.

1. Proposed office building in a retail district abutting a residence district requires a rear yard as per Sec. 17 of Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision A of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7A and 21, to permit in a retail use B area district, the demolition of the existing five (5), four-story buildings and the erection of an 18 story and tower office building without the required rear yard and to further permit show windows on the 1st floor within 75 feet of a residence use district, *on condition* that the work shall be done in accordance with drawings filed with this application dated April 26, 1960, 12 sheets and July 12, 1960, 1 sheet; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 330-60-BZ

APPLICANT—Victor E. Block for M.M.O. Realty Corporation, owner.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles (pleasure type).

PREMISES AFFECTED—628-630 West 185th Street, south side, 50 feet east of Wadsworth Avenue, Block 2166, Lots 9 and 10, Borough of Manhattan.

## APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960, after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, and

dated April 26, 1960, acting on Alt. Applic. 230-60, reads:

"The maintenance of a parking lot for storage of more than five motor vehicles in a residence district is contrary to Art. 2 sect. 3 of the zoning resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five (5) years, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, pleasure type, *on condition* that the work shall be done in accordance with drawings filed with this application dated April 29, 1960, 2 sheets and June 13, 1960, 2 sheets; that a sign shall be placed as required by the Department of Licenses; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 345-60-BZ

APPLICANT—Lama, Proskauer and Prober for Packer Super Market Incorporated, owner.

SUBJECT—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story and cellar building for use as a supermarket, extending from the business use into the residence use portion of the plot with business entrance in the residence use district and business sign, show window, business entrance and exit exceeding 3 feet, 6 inches within 75 feet of the residence use district and loading and unloading and employee and patron parking.

PREMISES AFFECTED—2794-2814 Atlantic Avenue and 232-262 Hendrix Street, southwest corner, Block 3962, Lots 9, 10, 11 and 12, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred M. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 11, 1960 acting on N.B. Applic. No. 508-60, reads:

"1. The proposed Super Market, loading and unloading and parking for patrons and employees cars in a plot located partly within a Business Use District and partly within a Residence Use District is contrary to Article II, Section 3 of the Zoning Resolution.

2. The proposed business sign, show window and business entrance and exit exceeding 3 feet 6 inches, located within seventy-five (75) feet of the Residence Use District is contrary to Section 7A of the Zoning Resolution.

3. The proposed business entrances (curb cuts) located within a Residence Use District is contrary to Article II Section 3 of the Zoning Resolution."



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WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and A, to permit in a business and residence use district, the erection of a one story and cellar building for use as a supermarket, extending from the business use into the residence use portion of the plot with business entrance and exit exceeding 3 feet 6 inches within 75 feet of the residence use district, loading and unloading, and employee and patron parking, *on condition* that the work shall be done in accordance with drawings filed with this application dated April 26, 1960, 6 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 2:45 P.M.

JAMES P. MULROY, *Secretary*

## REGULAR MEETING TUESDAY AFTERNOON SEPTEMBER 13, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

### 77-50-A

APPLICANT—Samuel Rosenblum for 237 West 37th Street, Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from an order of the Fire Commissioner re—elevator in readiness; previously granted on condition.

PREMISES AFFECTED—237-239 West 37th Street, north side, 325 feet east of 8th Avenue, Block 787, Lot 23, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and resolution amended.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 15, 1957 on certain conditions; and

WHEREAS, the term of variance was extended on July 8, 1958; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the owners agree that the Quick Response Service will be maintained; that power will be maintained at all times; and that the elevators will be at lobby level when the building is normally closed, in accordance with the provisions of General Resolutions adopted by the Board under Calendar Number 630-56-GR.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 15, 1957,

as *amended* through July 8, 1958, by adding thereto:

"that the automatically controlled elevators may be permitted, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that the service shall be maintained in accordance with the requirements of resolutions adopted by the Board under Calendar Number 630-56-GR."  
(Fire Dept. Decision 6/29/60)

### 556-60-A

APPLICANT—Albert Melniker for David Steinberg and Sons and Harry Steinberg, owners.

SUBJECT—Application July 20, 1960—Filed pursuant to Section 36, Article 3 of the General City Law re—proposed building not fronting on legally mapped street—Dora Street.

PREMISES AFFECTED—11 Dora Street, north side, 95.11 feet west of Woolley Avenue, Block 472, Lot 62, Westerleigh, Borough of Richmond.

#### APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal granted on condition.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1960 on N.B. Applic. 950-60, reads:

"1. Proposed building is on a lot not located on a legal city street. Proposed construction is contrary to Article #3, Section 36 of the General City Law."

and

WHEREAS, the applicant states that the building will be 26 feet by 45 feet in area, 1 story, 19 feet high, of class 4 construction, to be located on a plot 44 feet by 100 feet in area, in a residence use, E area, class 1 height district; that the property is located on Dora Street which was not adopted as a legal street; that the street in front of the property has in addition to the privately installed sewer; gas installed by the Brooklyn Union Gas Company; electricity installed by the Con Edison Company; and water installed by the City of New York, as well as telephone installed by the New York Telephone Co., and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, acting on NB App. 950-60, Objection No. One be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, *on condition* that the premises conform to drawings filed with this appeal dated July 20, 1960, 2 sheets; on the further condition that if it is necessary to perform some work at some future date to conform to the legal grade, the expense of such work shall be borne by the owner; and that a certificate of occupancy shall be obtained.

### 564-60-A

APPLICANT—Louis Tolas, owner.

SUBJECT—Application July 25, 1960—Filed pursuant to Section 36, Article 3 of the General City Law re—erection of building not facing legally mapped street—Melvin Avenue.

PREMISES AFFECTED—167 Melvin Avenue, north side, 283 feet east of Victory Boulevard, Block 2634, Lot 56, Travis, Borough of Richmond.

#### APPEARANCES—

For Applicant: Marian Tolas.

ACTION OF BOARD—Appeal granted on condition.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,  
dated July 13, 1960 on N.B. Applic. 968-60, reads:

"1. Contrary to General City Law Article 3 Sec-  
tion 36."

and

WHEREAS, the applicant states that the plot is 94.68 by 75  
feet in area, presently vacant, located in a residence use,  
E area and class 1 height district; that it is proposed to  
erect a one story structure, 16 feet high, of class III con-  
struction, to be occupied as one family dwelling and at-  
tached garage; and

WHEREAS, the applicant contends that the general area of  
Travis has a normal slope toward the Kill Van Kull River,  
where all sewage and drainage is emptied; that the street  
on which this building will be erected, has all facilities,  
such as sewer, electric, gas and city water and the street  
has Macadam finish; that this building is adjacent to a  
Public School, which occupies a large area of the street  
front next to this property; that if any grades are to be  
established, the existing grades would be held as they are  
now; that Travis is an ideal laid out ground slope for the  
disposal of sewage and drainage; that the block on which  
this building is proposed is now almost fully developed with  
houses, there is but one unoccupied lot left in the block; and

WHEREAS, the Borough President of Richmond has ad-  
vised this Board that Melvin Avenue, adjacent to the above  
premises, is shown on the tax maps as a street 50 feet  
wide, by scale; that it has not been final mapped; that in  
the future it will be final mapped and adopted by the Board  
of Estimate to a 60 foot width; that the existing grades of  
this street conform reasonably close to the grades proposed  
to be adopted in the future; and,

WHEREAS, the premises were inspected by a committee of  
the Board, which recommended that the appeal be granted  
under certain conditions.

*Resolved*, that the decision of the Borough Superintendent,  
acting on N.B. App. 968-60, Objection No. One be and it  
hereby is *modified* under the powers vested in the Board  
by Section 36 of the General City Law, and the appeal  
be and it hereby is *granted*, on condition that the building  
conform to drawings filed with this appeal dated July 25,  
1960, 5 sheets; and that a certificate of occupancy be ob-  
tained.

## 51-59-A—Vol. II

APPLICANT—Lama, Proskauer and Prober for Abraham  
and Straus, owner.

SUBJECT—Application for consideration—reopening as  
Vol. II subject to regular procedure—Appeal from a de-  
cision of the Borough Superintendent; re Construction  
parking garage, previously granted on condition.

PREMISES AFFECTED—1-31 Hoyt Street, 203-227 Liv-  
ingston Street, northeast corner, 10-28 Elm Place north-  
west corner of Livingston Street, Block 157, Lot 1, Bor-  
ough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II  
subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## 68-60-A

APPLICANT—Henry George Greene for Equitable Trad-  
ing Corporation, owner; Maxwell Brody, lessee.

SUBJECT—Application January 28, 1960—Appeal from a  
decision of the Borough Superintendent re—enclosed stair-  
ways.

PREMISES AFFECTED—204-208 Franklin Street, north-  
west corner of Washington Street, Block 185, Lot 25,  
Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

ACTION OF BOARD—Laid over to September 27, 1960,  
at 2 P.M. for inspection and decision; hearing closed.

## 138-60-A

APPLICANT—Hurley and Hughes for 71 Murray Street  
Corporation, owner.

SUBJECT—Application February 24, 1960—Appeal from a  
decision of the Borough Superintendent, re—Labor Law.

PREMISES AFFECTED—71-73 Murray Street, north side,  
74 feet, 3¾ inches west of West Broadway, Block 132,  
Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to September 20, 1960,  
at 2 P.M. applicant to be notified.

## 255-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch,  
owner.

SUBJECT—Application April 7, 1960—Appeal from an  
order and a decision of the Fire Commissioner re—an  
order—Automatic sprinkler system.

PREMISES AFFECTED—146 West 94th Street, south  
side, 342.2 feet east of Amsterdam Avenue, Block 1224,  
Lot 150, Borough of Manhattan.

APPEARANCES—

For Applicant: Noah N. Sherman.

ACTION OF BOARD—Laid over to September 27, 1960,  
at 2 P.M. for further consideration.

## 256-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch,  
owner.

SUBJECT—Application April 7, 1960—Appeal from an  
order and a decision of the Fire Commissioner re—an  
order—Automatic sprinkler system.

PREMISES AFFECTED—148-150 West 94th Street, south  
side, 307 feet east of Amsterdam Avenue, Block 1224,  
Lots 51 and 52, Borough of Manhattan.

APPEARANCES—

For Applicant: Noah N. Sherman.

ACTION OF BOARD—Laid over to September 27, 1960,  
at 2 P.M. for further consideration.

## 257-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch,  
owner.

SUBJECT—Application April 7, 1960—Appeal from an  
order and a decision of the Fire Commissioner re—an  
order—Automatic sprinkler system.

PREMISES AFFECTED—152 West 94th Street, south  
side, 289 feet east of Amsterdam Avenue, Block 1224,  
Lot 152, Borough of Manhattan.

APPEARANCES—

For Applicant: Noah N. Sherman.

ACTION OF BOARD—Laid over to September 27, 1960,  
at 2 P.M. for further consideration.

## 264-60-A

APPLICANT—William H. Heidtmann for Childrens Aid  
Society, owner.



# MINUTES

SUBJECT—Application April 12, 1960—Appeal from an order and decision of the Fire Commissioner re—automatic sprinkler.

PREMISES AFFECTED—219-221 Sullivan Street, east side, 191 feet south of West 3rd Street, Block 539, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: William H. Heidtmann and Vincent Cifuni.

ACTION OF BOARD—Laid over, date to be set; applicant to file drawings with the Building Department to obtain Certificate of Occupancy; representative of the Fire Commissioner to be present at hearing.

## 282-60-A

APPLICANT—Ivan Pinsker for Permatex Company Incorporated, owner.

SUBJECT—Application April 1, 1960—Appeal from a decision of the Borough Superintendent re—6000 gallon storage tank.

PREMISES AFFECTED—1720 Avenue Y, south side, from East 17th Street to East 18th Street, 2501-2541 East 17th Street, Block 7438, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ivan Pinsker.

ACTION OF BOARD—Laid over to September 20, 1960, at 2 P.M. for further consideration; representative of the Fire Commissioner to be present at hearing.

## 1144-25-BZ—Vol. II

APPLICANT—Charles M. Spindler for Philip Miller, owner; Paul and Tony Polimeni, lessees.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7e and 7i of the Zoning Resolution, permitting in a business use district, the construction of a new accessory building on existing gasoline service station, to be used as a motor vehicle repair shop, auto washing, lubritorium and permitting the office and sale of auto accessories and permitting the outdoor sale and display of more than five new and used cars.

PREMISES AFFECTED—5335-5345 Kings Highway, east side, 472.28 feet south of Whitty Lane, Block 7949, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox..... 4

Negative: ..... 0

Absent: Commissioner Becker..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 20, 1950 on certain conditions; and

WHEREAS, the term of variance was extended on July 6, 1955; and

WHEREAS, the resolution was last amended on May 21, 1957; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 20, 1950, as *amended* through May 21, 1957, by adding thereto:

"that the sale and display of used cars may be continued as a legally permitted use, but such use shall be restricted to that portion of the premises on which it was heretofore permitted by the Board, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects and that a new certificate of occupancy shall be obtained." (N.B. App. 545/50)

## 72-30-BZ—Vol. II

APPLICANT—Herman Kron for L. B. Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the reconstruction of the present gasoline service station and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

PREMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: George G. Kron.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION:

WHEREAS, this application was amended by the Board as Vol. II, on February 25, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 2, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1958, as *amended* on June 2, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 4170/56)

## 256-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for A. J. Burrows Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the proposed change of occupancy to manufacturing and assembly of electronic equipment.

PREMISES AFFECTED—25-27 Columbia Place, east side, 248 feet north of State Street and 26-28 Willow Place, Block 259, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on November 7, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on April 29, 1958; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does



# MINUTES

hereby *amend* the resolution adopted on July 25, 1950, as *amended* through April 29, 1958, by adding thereto:

"that welding may be permitted on the first floor of the building and the placement of the equipment on this floor may be rearranged, substantially as shown on revised drawing marked 'Received July 5, 1960,' 1 sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. App. 36/56)

## 297-54-BZ

APPLICANT—Lama, Proskauer and Prober for Sylvia Griff, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 14, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 21, 7c and 19A of the Zoning Resolution, permitting in the business use portion of plot located in a residence and business use D area district, the demolition of existing frame structure on Lot 23 and the erection of a new one story extension, using more than the area permitted; and permitting an opening from proposed extension to existing frame structure to construct one large store and permitting a horizontal exit door between two structures and permitting an entrance to a proposed loading area, both located in the residence use portion of plot.

PREMISES AFFECTED—65-61 to 65-65 Grand Avenue and 56-64 to 56-72 Hamilton Place, northwest corner, Block 2719, Lots 21, 22 and 23, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1954 on certain conditions; and

WHEREAS, the resolution was amended on June 5, 1956; and

WHEREAS, time to obtain permits and complete the work was extended on July 14, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1954 as *amended* through July 14, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 120/54)

## 658-55-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for 1982 Bergen Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district, the extension of use of a factory for storage, dyeing and treatment of cashmere, nylon materials, and synthetic fibers for a temporary term of ten years.

PREMISES AFFECTED—1980-1992 Bergen Street, south side, 350 feet west of Hopkinson Avenue, Block 1453, Lots 25, 26, 29 and 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Granata.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 19, 1960 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 19, 1960, by adding thereto:

" that the building at 1992 Bergen Street, on lot 30, may be demolished to a height permitting the construction of a mezzanine office in addition to the first floor office, substantially as shown on revised drawing marked 'Received June 20, 1960,' 1 sheet, *on condition* that the requirements of the Administrative Building Code shall be complied with and that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. App. 2243/59)

## 990-57-BZ

APPLICANT—Albert Melniker for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7e and 7f of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools only, sale of accessories and the parking and storage of more than five motor vehicles to be used in conjunction with the existing motor vehicle repair shop, located in the residence portion of the plot for a stated term of 15 years.

PREMISES AFFECTED—170-186 Gordon Street and 250-258 Broad Street, southwest corner, Block 563, Lot 72, Stapleton, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 29, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 22, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 29, 1958, as *amended* on September 22, 1959, only as to the time to obtain permits and complete the work so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 1391/57)



# MINUTES

## 729-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence and local retail use district, the erection of a funeral parlor, undertaking establishment and caretaker's apartment, with parking and storage of motor vehicles of the employees and patrons only to be at the rear of the lot by means of ramp at the west end of the buildings.

PREMISES AFFECTED—135-141 East 103rd Street, north side, 79 feet west of Lexington Avenue, Block 1631, Lots 111, 112 and 113, Borough of Manhattan.

### APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 2, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 2, 1959, by adding thereto:

"that an illuminated non-flashing sign may be permitted on the front of the building, substantially as shown on revised drawing marked 'Received June 29, 1960', 1 sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. App. 79/58)

## 380-50-BZ

APPLICANT—Levy & Nevins for Reiner Heating Corporation, owner; Tremont Chevrolet Co., Inc., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 25, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a business building for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars including lubrication, greasing and washing.

PREMISES AFFECTED—Southeast corner of Bruckner Boulevard and Colgate Avenue, Block 3649, Lot 30, Borough of The Bronx.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and set for hearing on October 11, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 95-55-BZ

APPLICANT—Gustave Mueller for R & C Equities, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application; decision of the Borough Superintendent; previously granted on condition, under Sections 7a and 7h of the Zoning Resolution, permitting in a residence use district the change in occupancy from public garage for five cars to public garage for ten cars and permitting the parking of ten cars at rear of the plot.

PREMISES AFFECTED—450-456 East 34th Street, west side, 72 feet north of Beverly Road, Block 4918, Lot 27, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Gustave Mueller.

ACTION OF BOARD—Application reopened and set for hearing on October 11, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 409-56-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Flygo Holding Corporation, owner; Quartite Creative Corporation, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the change of use of an existing building from a public garage to manufacturing and storage of lamps.

PREMISES AFFECTED—134-03 to 139-19 Dahlia Avenue, north side, 17 feet 3 inches east of Croomelin Avenue, Block 5125, Lot 15, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Philip Granata.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 867-57-BZ—Vol. II

APPLICANT—Burke and Groh for Hong Yick Realty Corporation, owner; Min San Laundry, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under Section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure, for consideration of a new proposal, based on alleged new facts.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0



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593-58-BZ—Vol. II

APPLICANT—Sidney H. Kitzler for Petval Realty Corporation, owner; Angelo Maurici, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7A of the Zoning Resolution, permitting in a retail and residence use district, the extension of the existing used car sales and parking lot into the residence portion of the premises with a business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—273-279 68th Street, north side, 40 feet, 13 $\frac{1}{4}$  inches west of 3rd Avenue and 272-278 Sena-

tor Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

Adjourned: 3:10 P.M.

JAMES P. MULROY, *Secretary*.

## RULES

### RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

#### Labor Law

##### Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

#### RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

#### Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



BOARD OF STANDARDS AND APPEALS  
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## NOTICE

### APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 is further amended by Chapter 805 of 1959 and provides as follows as to appeals:

#### LAWS OF NEW YORK—By Authority Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts;
- (4) Means of egress; or
- (5) Basements and cellars in dwellings erected on or after April twelfth, nineteen hundred one.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedural conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of such application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.



# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 39

### DIRECTORY

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### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances, will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

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All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

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# CALENDAR

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**664-60-A**—B.Bx.—441 East Fordham Road, (King O'Neil Hall), north side, from New York Central Railroad to Southern Boulevard, Block 3273, Lot 1, Borough of The Bronx, N.B. 292-60, re—frame construction; proposed use of office in frame building; and provide proper means of egress from each floor.

**665-60-A**—B.Bx.—441 East Fordham Road, (Silk Hall), north side, from New York Central Railroad to Southern Boulevard, Block 3273, Lot 1, Borough of The Bronx, N.B. 293-60, re—frame construction; proposed use of offices in frame building; and provide proper means of egress from each floor.

**666-60-A**—B.Bx.—441 East Fordham Road (Reidy Hall), north side, from New York Central Railroad to Southern Boulevard, Block 3273, Lot 1, Borough of The Bronx, N.B. 294-60, re—frame construction; proposed use of office, classrooms and storage in frame building; provide proper means of egress.

**667-60-A**—B.Bx.—441 East Fordham Road, (Soloviev Hall and Mulcahy Hall), north side, from New York Central Railroad to Southern Boulevard, Block 3273, Lot 1, Borough of The Bronx, N.B. 295-60, re—frame construction; proposed use of offices, shops, storage, chapel, library, dining room, kitchen and dwelling in frame building.

**668-60-BZ**—B.Bx.—755-779 Waring Avenue, north side, from Wallace Avenue to Barnes Avenue, 2400-2416 Wallace Avenue, 2401-2417 Barnes Avenue, Block 4436, Lots, 1, 3, 4, 6, 8, 10, 50 and 51, Borough of The Bronx, N.B. 762-60, re—proposed 6 story and cellar Class "A" non fireproof Multiple Dwelling—proposed coverage excessive for E and D area district; occupied floor area excessive; proposed parking space for 31 motor vehicles, residence use district.

**669-60-BZ**—B.Bx.—3059 Villa Avenue, west side, 202.71 feet north of Bedford Park Boulevard, Block 3321, Lot 61, Borough of The Bronx, Alt. 653-60, re—proposed change of use from garage for 5 cars and coal storage to garage for 6 cars, residence use district.

**670-60-BZ**—B.R.—2407 Richmond Avenue, northeast corner of Richmond Hill Road, Block 2380, Lot 1, New Springville, Borough of Richmond, N.B. 1076-60, re—proposed construction of refreshment stand and free parking area for customers, residence use district.

**671-60-A**—B.R.—2407 Richmond Avenue, northeast corner of Richmond Hill Road, Block 2380, Lot 1, New

Springville, Borough of Richmond, N.B. 1076-60, re—building not fronting legal street.

**672-60-A**—B.R.—21 Dora Street, north side, 183.11 feet west of Woolley Avenue, Block 472, Lot 66, Castleton Corner, Borough of Richmond, N.B. 890-60, re—building not fronting on legal street.

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**674-60-SA**—O & S Fuel Burning Systems, oil and/or gas fired fuel burning system, manufactured by Orr & Sembower, Inc., Appliance.

**675-60-BZ**—B.Bx.—2064 Matthews Avenue, east side, 138.56 feet north of Brady Avenue, Block 4297, Lot 13, Borough of The Bronx, Alt. 590-50, re—alteration of a 2 family dwelling to 3 family multiple dwelling, residence use district.

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**678-60-BZ**—B.Bx.—1610 Bronxdale Avenue, east side, 118.44 feet north of Pierce Avenue, Block 4091, Lot 27 and 29, Borough of The Bronx, Alt. 368-60, re—proposal to change of use from vacant land to parking lot for more than five commercial and pleasure type motor vehicles, unrestricted and residence use districts.

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**687-60-A**—B.Bx.—2280 Sedgwick Avenue, east side, 320.41 feet south of West Fordham Road, Block 3225, Lot 143, Borough of The Bronx, N.B. 1301-55, re—construction in bed of mapped street.

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**690-60-SA**—Martin, Gas thru-the-wall type heater, Model Nos. Duo-Vent 6025-6035, manufactured by Martin Stamping and Stove Company, Appliance.

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**103-57-BZ**—Vol. III—B.B.—3076-3092 Avenue U and 2118-2128 Brigham Street, southwest corner, Block 7369, Lot 4, Borough of Brooklyn, N.B.—1146-60, re—gasoline station, lubritorium, office, parking of cars awaiting service, etc.—local retail use district.

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Alt. 2764-50, reopened for consideration as to extension of time to complete, re—auto laundry, lubritorium, office and boiler room, etc.—residence use, F area district.

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**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept of Marine and Aviation.

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| Carbon Dioxide Liquefier, Rules..                                                                                                                            | Mar. 18, 1947—Vol. 32, No. 11  |
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| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Sept. 29, 1960—Vol. 45, No. 39 |
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Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

OCTOBER 4, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 4, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 912-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the reconstruction of a gasoline service station extending the area and uses to include gasoline service station, lubritorium, minor auto repairs, hand tools only, as a permanent accessory use, car washing, salesroom, utility room. Install 4 new 550 gallon tanks and erect a one story accessory building. Open area will be used for parking and storing motor vehicles.

PREMISES AFFECTED—152-01 to 152-07 (152-01 official) Rockaway Boulevard, and 152-02 to 152-18 Baisley Boulevard, southeast corner, Block 12257, Lots 17 and 27, Jamaica, Borough of Queens.

### 394-60-BZ

APPLICANT—De Rose and Cavalieri for Jack Rotner, owner; Valentine Parking Corporation, lessee.

SUBJECT—Application May 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the passenger type on a non-transient basis for a period of five (5) years.

PREMISES AFFECTED—2903-2907 Valentine Avenue, west side, 81.15 feet south of East 199th Street, Block 3305, Lots 45 and 47, Borough of The Bronx.

### 339-60-BZ

APPLICANT—E. Richard Crino for Santo and Rosina Gaudio, owners.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of an existing two family dwelling to a three family dwelling.

PREMISES AFFECTED—1936 Hering Avenue, east side, 312.50 feet south of Neill Avenue, Block 4276, Lot 60, Borough of The Bronx.

### 340-60-BZ

APPLICANT—E. Richard Crino for Angelo Mucci, owner.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of an existing two family dwelling into a three family dwelling.

PREMISES AFFECTED—1938 Hering Avenue, east side, 275.00 feet south of Neill Avenue, Block 4276, Lot 61, Borough of The Bronx.

### 341-60-BZ

APPLICANT—E. Richard Crino for John Marino, owner.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the extension of an existing three car garage encroaching on the required setback from the street line.

PREMISES AFFECTED—2003-2005 Hering Avenue, northwest corner of Neill Avenue, Block 4308, Lot 1, Borough of The Bronx.

### 602-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for William McCormack, owner.

SUBJECT—Application reopened February 9, 1960 Volume II—decision of the Borough Superintendent, under



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Section 7e of the Zoning Resolution, to permit in a residence use district, the continuance of the present use of a six (6) car garage and in addition, the parking and storage of motor vehicles.

**PREMISES AFFECTED**—8-14 Ford Street, west side, 41.9 feet south of Carroll Street, Block 1415, Lots 31, 32 and 33, Borough of Brooklyn.

## 625-59-BZ

**APPLICANT**—Burke, Green and Groh, for Port Merrick Development Corporation, owner.

**SUBJECT**—Application September 18, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing, business and residence use, D area district, the erection of a one story extension to an existing warehouse building on the residence portion of the plot which exceeds the permitted area coverage for the D area district.

**PREMISES AFFECTED**—91-16 143rd Street, west side, 100.10 feet north of Archer Avenue, Block 9982, Lots 13, 18 and 27, Jamaica, Borough of Queens.

## 32-60-BZ

**APPLICANT**—A. H. Salkowitz for Harry Krupnick, owner.

**SUBJECT**—Application January 13, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit the extension of the first and second floor of an existing one family dwelling into the required set back line of a G-1 area district.

**PREMISES AFFECTED**—65-42 (65-44 official) 182nd Street, northwest corner of 67th Avenue, Block 7088, Lot 44, Flushing, Borough of Queens.

## 429-49-BZ—Vol. III

**APPLICANT**—Elliott Saltzman for Mildred Robbins, owner.

**SUBJECT**—Application reopened July 12, 1960 as Volume III—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use district in an existing thirteen story Multiple Dwelling, the erection of an extension to occupy the area of the inner court on every floor above the first story roof.

**PREMISES AFFECTED**—38 Central Park South, southside, 245 feet east of Sixth Avenue, Block 1274, Lot 64, Borough of Manhattan.

## 35-59-BZ—Vol. II

**APPLICANT**—Max Siegel Associates, for 30 West 58th Corporation, and 23 West 57th Street Corporation, owners.

**SUBJECT**—Application reopened June 28th, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, after demolishing two adjoining buildings, the extension of the existing parking lot for more than five motor vehicles into vacant area for a term of five (5) years.

**PREMISES AFFECTED**—30-34 West 58th Street, southside, 400 feet west of Fifth Avenue, and 23-25 West 57th Street, Block 1273, Lots 19, 20, 54, 55 and 56, Borough of Manhattan.

## 397-60-BZ

**APPLICANT**—Samuel Carr for 13 East 75th Street Corporation, owner.

**SUBJECT**—Application May 23, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing four story basement and cellar building occupied as a two family dwelling, the use of a portion of the basement and first floor as an art gallery in conjunction with a one family occupancy and one family occupancy on the 2nd, 3rd and 4th floors.

**PREMISES AFFECTED**—13 East 75th Street, north side, 132 feet west of Madison Avenue, Block 1390, Lot 111, Borough of Manhattan.

## 398-60-A

**APPLICANT**—Samuel Carr for 13 East 75th Street, Corporation, owner.

**SUBJECT**—Application May 23, 1960—Appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—13 East 75th Street, north side, 132 feet west of Madison Avenue, Block 1390, Lot 111, Borough of Manhattan.

## 270-60-BZ

**APPLICANT**—Leonard F. Rothkrug, Ross and Atkin for Varsam Realty Corporation, owner; North American Printing Corporation, lessee.

**SUBJECT**—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of an extension to a printing plant to occupy more than the permitted area all for a temporary term of twenty (20) years.

**PREMISES AFFECTED**—3243 Ampere Avenue, northeast corner of Research Avenue, Block 5416, Lot 111, Borough of the Bronx.

Laid over from September 13, 1960, to October 4, 1960, for inspection and for continued hearing at request of applicant; applicant to submit new statement and revised drawings.

## 695-49-BZ—Vol. III

**APPLICANT**—Julius Bleich for Pauline Schulson, owner.

**SUBJECT**—Application reopened July 26, 1960 for consideration as to extension of term of variance, expired November 30, 1959—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles.

**PREMISES AFFECTED**—298-306 East 140th Street, south side, 104.30 feet east of 3rd Avenue, Block 2314, Lot 58, Borough of The Bronx.

## 913-38-BZ—Vol. II

**APPLICANT**—Theodore L. Soontup for Kew Gardens Enterprises, owner, Kew Gardens General Hospital, lessee.

**SUBJECT**—Application reopened July 26, 1960 for consideration as to extension of term of variance, expired April 19, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7h and 21 of the Zoning Resolution, permitting in a residence and business use district, the parking of more than five motor vehicles.

**PREMISES AFFECTED**—80-02 Kew Gardens Road, south side, from 80th Road to Union Turnpike, Block 3348, part of Lot 37, Kew Gardens, Borough of Queens.

## 609-56-BZ

**APPLICANT**—The Office of Ingram S. Carner and Massimo Francis Yezzi for Charles Cintron, owner.

**SUBJECT**—Application reopened July 26, 1960 for consideration as to extension of time to complete, expired June 24, 1959—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a residence use district, the erection of a new service building and extending the present use of the gasoline service station, office, laundry and auto repairs, including car washing—non-automatic, minor repairs with hand tools only, sales and storage of auto accessories and parts and parking of motor vehicles waiting to be serviced.

**PREMISES AFFECTED**—143-02 to 143-06 Springfield Boulevard and 186-16 to 186-24 143rd Avenue, southwest corner, Block 13082, Lot 26, Springfield, Borough of Queens.

## 414-58-BZ

**APPLICANT**—Ingram S. Carner for Eleanor A. Fisher, owner.

**SUBJECT**—Application reopened July 26, 1960 for consideration as to extension of time to complete, expired



# CALENDAR

February 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, permitting in a retail portion of a plot partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing, non-automatic, auto repairs with hand tools only, lubritorium, parking and storage of more than five motor vehicles waiting to be serviced with curb cuts and show windows within 75 feet of a residence use district.

**PREMISES AFFECTED**—107-52 to 107-60 (107-56 official) New York Boulevard and 162-11 to 162-21 108th Avenue, northwest corner, Block 10140, Lot 26, South Jamaica, Borough of Queens.

## 367-51-BZ—Vol. III

**APPLICANT**—William J. Calise for Patrick Flood, Laura Grieco and John Banzer, owners.

**SUBJECT**—Application reopened July 26, 1960 for consideration as to amendment of resolution—pylon sign—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension of an existing gasoline service station, to be used as a lubritorium, car washing, non-automatic, minor repairs with hand tools only, office, storage and sale of auto accessories and parking for more than five cars awaiting service.

**PREMISES AFFECTED**—50-72 Jamaica Avenue, south side, from Pennsylvania Avenue to Sheffield Avenue; 2-16 Pennsylvania Avenue and 107 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 164-60-BZ

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, and a ground sign all for a term of fifteen (15) years.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

**Hearing closed**—Laid over from July 6, 1960, to July 19, 1960, for inspection and decision; then to October 4, 1960, for decision at request of applicant; applicant to inform Board as to possibility of conforming use.

## 165-60-A

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service Station partly in bed of mapped street, proposed widening Metropolitan Avenue.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

## 127-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Edmund Zanine, owner; Egidio Covi, lessee

**SUBJECT**—Application February 25, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the maintenance of an advertising sign.

**PREMISES AFFECTED**—672-674 East 136th Street and 174-182 Cypress Avenue, southeast corner, Block 2564, Lot 5, Borough of the Bronx.

**Hearing closed**—Laid over from September 20, 1960, to October 4, 1960, for inspection and decision.

## 249-60-BZ

**APPLICANT**—Henry Nordheim for Christ Petrica and Theodore Doukas, owners.

**SUBJECT**—Application April 4, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five motor vehicles with entrance through driveway on abutting lots.

**PREMISES AFFECTED**—3316 and 3318 Decatur Avenue, east side, 195 feet and 225 feet north of East 209th Street, and 3319 Parkside Place, west side, 195 feet north of East 209th Street, Block 3355, Lots 88, 89 and 148, Borough of the Bronx.

**Hearing closed**—Laid over from September 20, 1960, to October 4, 1960, for inspection and decision; applicant to submit new drawing and amend application.

## 328-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Estate of Fanny Fineman; Louis Fineman, Executor, owner.

**SUBJECT**—Application May 2, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the extension of a retail store occupying more than the permitted area.

**PREMISES AFFECTED**—2168 86th Street, south side, 49 feet 2 inches east of Bay 29th Street, Block 6380, Lot 40, Borough of Brooklyn.

**Hearing closed**—Laid over from September 20, 1960, to October 4, 1960, for inspection and decision.

## 362-60-BZ

**APPLICANT**—Gilbert Lazerus for Gladjo Realty Corporation, owner.

**SUBJECT**—Application May 11, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use C area district, the erection of a one story extension exceeding the permitted area coverage.

**PREMISES AFFECTED**—97-11 to 97-15A Queens Boulevard and 97-01 64th Avenue, northwest corner, Block 2090, Lot 64, Rego Park, Borough of Queens.

**Hearing closed**—Laid over from September 20, 1960, to October 4, 1960, for inspection and decision.

## 115-60-BZ

**APPLICANT**—Louis Lieberman for Sadye Lichtenstein, owner.

**SUBJECT**—Application February 19, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story structure occupying more than the permitted area coverage and for use as a supermarket and retail stores with parking of more than five (5) cars for employees and patrons.

**PREMISES AFFECTED**—99-15 to 99-41 Horace Harding Expressway, north side, 219.97 feet East of 99th Street at 99-24 to 99-38 60th Avenue, Block 1948, Lot 19, Coror Borough of Queens.

**Hearing closed**—Laid over from September 20, 1960, to October 4, 1960, for inspection and decision.

## 234-60-BZ

**APPLICANT**—Simeon Heller and George J. Meltzer for Joseph Lopardo, owner.

**SUBJECT**—Application March 29, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a restaurant with patron parking in the unbuilt upon area.



# CALENDAR

**PREMISES AFFECTED**—48-02 111th Street and 108-74 48th Avenue, southwest corner, Block 2004, Lot 38 and 40, Corona, Borough of Queens.

**Hearing closed**—Laid over from September 20, 1960, to October 4, 1960, for inspection and decision.

## 54-60-BZ

**APPLICANT**—Edward Lindstrom for Chester, Robert and Muriel Bauss, owners.

**SUBJECT**—Application January 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

**PREMISES AFFECTED**—102-09 221st Street, east side, 98.07 feet north of Hempstead Avenue, Block 10777, Lot 1, Queens Village, Borough of Queens.

**Hearing closed**—Laid over from September 20, 1960, to October 4, 1960, for inspection and decision.

## 63-60-BZ

**APPLICANT**—Edward Lindstrom for Joseph W. and Leonnora Graff, owners.

**SUBJECT**—Application January 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling in a building that does not have the required side yard and front setback.

**PREMISES AFFECTED**—101-14 223rd Street, west side, 120 feet south of 101st Avenue, Block 10795, Lot 38, Queens Village, Borough of Queens.

**Hearing closed**—Laid over from September 20, 1960, to October 4, 1960, for inspection and decision.

## 277-60-BZ

**APPLICANT**—Dominick Salvati and Son for Victor Lito, owner.

**SUBJECT**—Application April 14, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building to be occupied as a Motor-Boat showroom, and the sales and services of outboard boats, engine parts and accessory sign and storage of outboard boats on the vacant area of the plot.

**PREMISES AFFECTED**—2527 Cropsey Avenue, northeast corner of Bay 40th Street, Block 6908, Lot 9, Borough of Brooklyn.

**Hearing closed**—Laid over from September 20, 1960, to October 4, 1960, for inspection and decision.

## 309-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Estate of Pauline Duhlberg, owner; Buono Automotive Service Incorporated, lessee.

**SUBJECT**—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, rebuilding and maintenance of an existing gasoline service station and extend the uses to include accessory minor auto repairs, non automatic car washing, lubritorium, office, sales and parking of cars awaiting service.

**PREMISES AFFECTED**—5304-5368 18th Avenue, west side, 20 feet ¼ inch south of 53rd Street, Block 5479, Lot 42, Borough of Brooklyn.

**Hearing closed**—Laid over from September 20, 1960, to October 4, 1960, for inspection and decision.

## -37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Morben Properties Incorporated, owner; Socony Mobil Oil Company, lessee.

**SUBJECT**—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit

in a business use district, to enlarge the present service building, alter the interior, reface the front and sides, with approved porcelain enamel and extend the present uses of the gasoline service station, lubritorium, and auto laundry to include minor auto repairs, car washing, utility room for parking and storage of motor vehicles for a term of twenty (20) years.

**PREMISES AFFECTED**—113-125 Hamilton Avenue, east side, from Woodhull Street to Columbia Street, 2-12 Woodhull Street and 306-314 Columbia Street, Block 362, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from September 20, 1960, to October 4, 1960, for inspection and decision.

## 279-60-BZ

**APPLICANT**—John F. Fitzsimons for Greek Orthodox Community of Saint Demetrios, Incorporated, owner.

**SUBJECT**—Application April 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a church and community center occupying excessive area without the required setbacks from the side streets.

**PREMISES AFFECTED**—84-35 152nd Street, and 152-01 84th Drive, northeast corner; and 152-02 84th Road, Block 9749, Lot 36, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from September 20, 1960, to October 4, 1960, for inspection and decision.

## 335-60-BZ

**APPLICANT**—George H. Colin for Cities Service Oil Company, owner.

**SUBJECT**—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station and extend the uses to include accessory minor auto repairs, car washing, office, retail sales, and with ground sign, show windows and business entrances within 75 feet of a residence use district.

**PREMISES AFFECTED**—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664, Lot 20, Borough of Brooklyn.

**Hearing closed**—Laid over from September 20, 1960, to October 4, 1960, for inspection and decision.

## 336-60-A

**APPLICANT**—George H. Colin for Cities Service Oil Company, owner.

**SUBJECT**—Application April 20, 1960—Appeal from a decision of the Borough Superintendent re—Gasoline station within 20 feet, wall of a theater.

**PREMISES AFFECTED**—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664, Lot 20, Borough of Brooklyn.

## 287-60-BZ

**APPLICANT**—Victor E. Block for Bennett Avenue Parking Corporation, owner.

**SUBJECT**—Application April 19, 1960—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot extending from the business use into the residence use portion of the plot.

**PREMISES AFFECTED**—372 East 199th Street, west side, 68.35 feet north of Decatur Avenue, Block 3284, Lot 32, Borough of the Bronx.

**Hearing closed**—Laid over from July 12, 1960, to July 26, 1960, for inspection and decision; then to September 20, 1960, for decision; applicant to submit new drawing; then to October 4, 1960, for decision; applicant to file new drawing.

MAX H. FOLEY, *Chairman.*



# CALENDAR

OCTOBER 4, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 4, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

95-57-SM

APPLICANT—Congoleum-Nairn, Inc., owner—asphalt tile.

96-57-SM

APPLICANT—Congoleum-Nairn, Inc., owner—linoleum floor covering.

97-57-SM

APPLICANT—Congoleum-Nairn, Inc., owner—adhesive for floor covering.

99-57-SM

APPLICANT—Congoleum-Nairn, Inc., owner—rubber tile floor covering.

100-57-SM

APPLICANT—Congoleum-Nairn, Inc., owner—vinyl asbestos floor tile.

310-58-SM

APPLICANT—Central Foundry Company, owner—sewer pipe.

242-59-SM

APPLICANT—Powell Steel Lath Corporation, owner—metal lath.

399-59-SA

APPLICANT—Rheem Mfg. Company, owner—gas-fired hot water heater.

42-60-SM

APPLICANT—The Yale & Towne Mfg. Company, owner—panic bolt.

97-60-SM

APPLICANT—Bryant Mfg. Company, owner—gas-fired water heater.

232-60-SA

APPLICANT—Iron Fireman Mfg. Company, owner—conversion oil burner.

246-60-SA

APPLICANT—Lindy Heaters Inc., owner—fuel oil pre-heater.

276-60-SA

APPLICANT—Rheem Mfg. Company, owner—warm air furnace, gas-fired.

294-60-SA

APPLICANT—Weil-McLain Company, owner—gas-fired heater.

521-45-SM—Vol. II

APPLICANT—United States Plywood Corp., owner—amendment of resolution, change in corporate ownership.

138-60-A

APPLICANT—Hurley and Hughes for 71 Murray Street Corporation, owner.

SUBJECT—Application February 24, 1960—Appeal from a decision of the Borough Superintendent, re—Labor Law. PREMISES AFFECTED—71-73 Murray Street, north side, 74 feet, 3¾ inches west of West Broadway, Block 132, Lot 4, Borough of Manhattan.

283-60-A

APPLICANT—William J. Karp for Silvino Giannasca, owner; Orium Products, Incorporated, lessee.

SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner—re manufacture of inflammable mixtures, buried storage system required, etc.

PREMISES AFFECTED—10-20 45th Road, south side, 125 feet east of Vernon Boulevard, Block 49, Lots 6 and 10, Long Island City, Borough of Queens.

306-60-A

APPLICANT—Thomas V. Burke, Borough Superintendent, Department of Buildings.

OWNER OF PREMISES: 228-232 West 42nd Street Realty Corp., owner; Huberts Museum, lessee.

SUBJECT—Application April 25, 1960—Revocation of Certificate of Occupancy #31000, re—Alteration #1266 of 1944.

PREMISES AFFECTED—228-232 West 42nd Street, south side, 350 feet west of 7th Avenue, Block 1013, Lot 46, Borough of Manhattan.

319-60-A

APPLICANT—Hadyn H. Craigwell for Irving Leberfeld, owner.

SUBJECT—Application April 28, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation Section 171, Subdivision 3, of the Multiple Dwelling Law and a decision of the Borough Superintendent re—Class 3 construction area excessive, egress.

PREMISES AFFECTED—65-48 to 65-54 Grand Avenue, south side, 23 feet west of 66th Street, Block 2775, Lots 2 and 7, Maspeth, Borough of Queens.

325-60-A

APPLICANT—Oscar I. Silverstone for Congregation Emes Wozdek of Washington Heights Incorporated, owner.

SUBJECT—Application April 29, 1960—Appeal from an order and a decision of the Fire Commissioner—re Automatic Sprinkler system.

PREMISES AFFECTED—Block bounded by Broadway, West 165th Street, St. Nicholas Avenue, West 166th Street, entire block, 3940-3960 Broadway, 1119-1121 St. Nicholas Ave, 565 West 165th Street, and 560-564 West 166th Street, Block 2124, Lot 43, Borough of Manhattan.

342-60-A

APPLICANT—E. Richard Crino for Abraham Klinghofer, owner.

SUBJECT—Application May 4, 1960—Appeal from a decision of the Borough Superintendent—re Frame building, increase from one to two families.

PREMISES AFFECTED—2536 Young Avenue, east side, 518 feet south of Allerton Avenue, Block 4470, Lot 22, Borough of the Bronx.

1030-41-A—Vol. II

APPLICANT—Stanley H. Klein for Marwin Realty Corporation, owner.

SUBJECT—Application reopened July 19, 1960 as Volume II—appeal from a decision of the Fire Department—re Sprinklers.

PREMISES AFFECTED—168-50 Jamaica Avenue, south side, 178.14 feet East of 168th Street, Block 10210, Lot 26, Jamaica, Borough of Queens.

807-59-A

APPLICANT—Robert J. Crinnion, for Benjamin Goldstein, owner; Hudson-Lite Electric Company and Arnold Painting Company, lessees.

SUBJECT—Application December 4, 1959—Appeal from a decision of the Borough Superintendent re—frame building commercial use.

PREMISES AFFECTED—293 East 149th Street, north side, 245 feet east of Morris Avenue, Block 2331, Lot 6, Borough of The Bronx.



# CALENDAR

260-60-A

APPLICANT—John T. Kelleher, Borough Superintendent—Queens.

OWNER OF PREMISES—Berthe W. Sammarco.

SUBJECT—Revocation of Certificate of Occupancy, Q116528 issued June 11, 1957, re—conversion of one family dwelling to two family dwelling, G-1 area district under Calendar Number 288-56-BZ.

PREMISES AFFECTED—86-09 188th Street, east side, 367.93 feet south of McLaughlin Avenue, Block 10503, Lot 74, Hollis, Borough of Queens.

366-60-A

APPLICANT—Jack Weiler for William Kaufman, owner; River Brand Rice Mills, Incorporated, lessee.

SUBJECT—Application May 10, 1960—Appeal from a decision of the Fire Commissioner—re permission for smoking.

PREMISES AFFECTED—350 West Fourth Street, west side, from Horatio Street to Gansevoort Street, Block 627, Lot 43, Borough of Manhattan.

377-60-A

APPLICANT—De Rose and Cavalieri for Gabriel Napoli and Laura Napoli, owners.

SUBJECT—Application May 17, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for Variation Section 216 and Section 234 of the Multiple Dwelling Law re—creation of two additional cellar apartments, new law tenement.

PREMISES AFFECTED—1829 Haight Avenue, west side, 365 feet south of Rhinelander Avenue, Block 4130, Lot 21, Borough of The Bronx.

561-60-A

APPLICANT—LeRoy Q. Ferry for Francisco and Jacobus—for The Brooklyn Union Gas Company, owner.

SUBJECT—Application July 21, 1960—Appeal from a decision of the Borough Superintendent re—Windows on lot line (must be protected by fireproof self closing windows).

PREMISES AFFECTED—193-201 Montague Street, north side, 161 feet 2¼ inches west of Fulton Street, and 152-160 Pierrepont Street, Block 244, Lot 5, Borough of Brooklyn.

MAX H. FOLEY, *Chairman.*

OCTOBER 11, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 11, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

326-60-BZ

APPLICANT—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

PREMISES AFFECTED—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

Laid over from July 19, 1960, for continued hearing to September 20, 1960, and for inspection; then to Oct. 11, 1960, for continued hearing; applicant to file revised drawing.

MAX H. FOLEY, *Chairman.*

OCTOBER 18, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 18, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

522-48-BZ—Vol. III

APPLICANT—Lama Proskauer and Prober for Estate of Frank Permeggia, owner.

SUBJECT—Application reopened July 6, 1960 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the conversion of use of the present two and one half story building from store and dwelling to offices, and erect a one story extension for the storage of pipe and threading and cutting of pipe and the parking and storage of motor vehicles on the unbuilt upon portion of the plot for a stated term of fifteen (15) years.

PREMISES AFFECTED—170-02 to 170-08 (170-02 official) 93rd Avenue, and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

533-60-A

APPLICANT—Lama, Proskauer and Prober for Estate of Frank Permeggia, owner.

SUBJECT—Application May 24, 1960, appeal from a decision of the Borough Superintendent, re: frame construction, live load.

PREMISES AFFECTED—170-02 to 170-08 (170-02 official) 93rd Avenue and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

471-60-BZ

APPLICANT—Victor E. Block for Sidjack Realty Corporation, owner.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1668 Bryant Avenue, east side, 24.75 feet north of East 173rd Street, Block 3002, Lot 2, Borough of The Bronx.

395-60-BZ

APPLICANT—Paul Friedman for Louis N. Nadelbach, owner; Sun Oil Company, lessee.

SUBJECT—Application May 23, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, with ground sign, for a stated term of fifteen (15) years.

PREMISES AFFECTED—743-757 Linden Boulevard, northeast corner, of Euclid Avenue, Block 4461, Lots 27, 31, 32, 33, 34, 35, and 38, Borough of Brooklyn.

250-60-BZ

APPLICANT—E. Robert Pratt for Mrs. Beatrice Menze, owner.

SUBJECT—Application April 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling into a two family dwelling.

PREMISES AFFECTED—137-19 242nd Street, east side, 180 feet south of 137th Avenue, Block 13239, Lot 19, Rosedale, Borough of Queens.

296-60-BZ

APPLICANT—Lama, Proskauer and Prober for Frank J. Crisona and John L. Crisona, owners.



# CALENDAR

**SUBJECT**—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, ground sign, parking and storage of motor vehicles and with curb cuts within 75 feet of a residence use district for a term of fifteen (15) years.  
**PREMISES AFFECTED**—30-71 to 30-79 (30-75 official) 21st Street, and 21-02 to 21-10 30th Drive, southeast corner, Block 551, Lot 19, Astoria, Borough of Queens.

## 369-60-BZ

**APPLICANT**—Herbert Tannenbaum for Leefar Construction Corporation, owner; Safeway Stores, Incorporated, lessee.

**SUBJECT**—Application May 12, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of the patron parking from the business portion into the residence portion of the plot.

**PREMISES AFFECTED**—74-39 Jamaica Avenue, northeast corner of Dexter Court, Block 8835, Lot 1, Woodhaven, Borough of Queens.

## 472-60-BZ

**APPLICANT**—Victor E. Block for Sidjack Realty Corporation, owner.

**SUBJECT**—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—1570 Hoe Avenue, east side, 75 feet south of East 173rd Street, Block 2989, Lot 20, Borough of The Bronx.

## 85-56-BZ

**APPLICANT**—Lama, Proskauer and Prober for Tremarco Corp., owner.

**SUBJECT**—Application reopened June 21, 1960 and restored to the docket, in accordance with the order of the Court—decision of the Borough Superintendent, previously granted on condition, under Sections 7f, 7e, 7i and 7h of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office sales and the parking of motor vehicles awaiting service.

**PREMISES AFFECTED**—1041-1065 (1055 official) Hylan Boulevard and 653-665 Steuben Street, northeast corner, Block 3230, Lot 1, Edgewater, Borough of Richmond.

## 1083-47-BZ—Vol. IV

**APPLICANT**—Wechsler and Schimenti for 333 East 105th Street Corporation, owner.

**SUBJECT**—Application reopened July 6, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district in three existing attached buildings occupied as a laundry, the erection of a two story addition to the one story building used for loading and storage, the new extension to be used for light manufacturing in conjunction with the laundry.

**PREMISES AFFECTED**—327-337 East 105th Street, north side, 225 feet west of First Avenue, Block 1677, Lots 14, 15 and 17, Borough of Manhattan.

## 381-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Skyway Midtown Incorporated, owner.

**SUBJECT**—Application May 17, 1960—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, non-automatic, office and sales, storage room, parking and stor-

age of motor vehicles with a ground sign for a stated term of twenty (20) years.

**PREMISES AFFECTED**—350-358 East Houston Street, and 7-11 Avenue C, northwest corner, and 251-257 East 2nd Street, Block 384, Lots 30, 31 and 33, Borough of Manhattan.

## 402-40-BZ

**APPLICANT**—Alvin J. Sander for Agnes Hall, owner.

**SUBJECT**—Application reopened September 20, 1960 for consideration as to extension of time to complete, expired March 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use, F area district, the erection and maintenance of building to be used as an auto laundry, lubritorium, office and boiler room in conjunction with a gasoline service station on a plot previously occupied as a gasoline service station.

**PREMISES AFFECTED**—144-39 to 144-47 Farmers Boulevard, southeast corner of South Conduit Avenue, Block 4517, Lot 1 and part of Lot 3, Springfield, Borough of Queens.

## 312-24-BZ—Vol. II

**APPLICANT**—Kommel and Rogers for Benjamin Gursky, owner.

**SUBJECT**—Application reopened September 20, 1960 for consideration as to extension of term of variance, expired June 21, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 7A of the Zoning Resolution, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores); to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection.

**PREMISES AFFECTED**—1418-1424 Elm Avenue and 1310-1320 East 15th Street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

## 187-55-BZ

**APPLICANT**—Leonard F. Rothkrug for Anthony D'Angelo, owner.

**SUBJECT**—Application reopened September 20, 1960 for consideration as to extension of time to obtain certificate of occupancy—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a business use, C area district, the maintenance of existing extension using more than the area permitted.

**PREMISES AFFECTED**—356 Evergreen Avenue and 29-35 Harmon Street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

## 698-54-BZ

**APPLICANT**—Dalo Auto Body Works, owner.

**SUBJECT**—Application reopened September 20, 1960 for consideration as to extension of term of variance, expired July 26, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district a motor vehicle repair shop.

**PREMISES AFFECTED**—2953 Boston Road, west side, 100 feet north of Paulding Avenue and 2918 Paulding Avenue, Block 4555, Lot 25, Borough of The Bronx.

## 668-58-BZ

**APPLICANT**—Department of Traffic, City of New York, owner.

**SUBJECT**—Application reopened September 20, 1960 for consideration as to extension of time to complete, expired March 31, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a municipal parking lot for more than five (5) motor vehicles.



# CALENDAR

PREMISES AFFECTED—2869-2883 Pitkin Avenue, north side, from Sheridan to Grant Avenues, Block 4222, Lot 1, Borough of Brooklyn.

669-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application reopened September 20, 1960 for consideration as to extension of time to complete, expired March 31, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a municipal parking lot for more than five (5) cars.

PREMISES AFFECTED—2885-2907 Pitkin Avenue, north side, from Grant Avenue to Elderts Lane, Block 4223, Lot 1, Borough of Brooklyn.

MAX H. FOLEY, *Chairman*.

OCTOBER 18, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 18, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

384-60-A

APPLICANT—H. Herbert Lilien and Clarence Lilien and Sons for Pauline Greenberg, owner.

SUBJECT—Application May 18, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34, subdivision 6, re—janitor's cellar apartment to be rental apartment.

PREMISES AFFECTED—374 Wadsworth Avenue, north side, 469 feet east of West 190th Street, Block 2170, Lot 260, Borough of Manhattan.

401-60-A

APPLICANT—De Rose and Cavalieri for Tri-Builders Holding Corporation, owner.

SUBJECT—Application May 24, 1960—Appeal from a decision of the Borough Superintendent re egress.

PREMISES AFFECTED—400A East 118th Street, south side, 75 feet east of 1st Avenue, Block 1711, Lot 145, Borough of Manhattan.

411-60-A

APPLICANT—Paul D. Gilbert for Lillian Kimmel, owner.

SUBJECT—Application May 26, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34, subdivision 6(a) of the Multiple Dwelling Law—re cellar apartment.

PREMISES AFFECTED—110 Lenox Road and 2033-2097 Bedford Avenue, southeast corner, Block 5084, Lot 15, Borough of Brooklyn.

432-60-A

APPLICANT—Carl H. Salminen for Hubert Staimer, owner; Helen and Harold Stone, owners under option.

SUBJECT—Application June 2, 1960—Appeal from a decision of the Borough Superintendent re—frame building, frame wall.

PREMISES AFFECTED—136-45 37th Avenue, north side, 425.31 feet east of Main Street, Block 4977, Lot 90, Flushing, Borough of Queens.

490-60-A

APPLICANT—Sidney H. Kitzler for Quentin Associates, owner; Pincus Decorators Incorporated, lessee.

SUBJECT—Application June 23, 1960—Appeal from a decision of the Borough Superintendent, re—marquee.

PREMISES AFFECTED—1201-1211 Quentin Road and 1673-1683 East 12th Street, northeast corner, Block 6775, Lot 43, Borough of Brooklyn.

MAX H. FOLEY, *Chairman*.

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## SPECIAL MEETING

FRIDAY MORNING, SEPTEMBER 16, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

21-60-GR

SUBJECT—Superseding A.S.T.M. specification as set forth under C26-609 Administrative Building Code, covering Standard Methods of Fire Tests of Building Construction and Materials.

PEARANCES—

For Modification: Harold Perrine, Robert H. Weisel, Arthur H. Jensen, James C. Spencer, James M. Goodwillie, Dr. Morris Lieff, Louis H. Perrin, William C. Silver, Clayford T. Grimm, Sidney H. McNall and Joe D. McNall.

For Opposition: None.

ACTION OF THE BOARD—Modification adopted.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

Resolved, that, under the powers granted to the Board of Standards and Appeals under Section C26-189.0.c of the Administrative Building Code, Section C26-609.0 of the Administrative Building Code be *modified* only in so far as it

refers to standard fire test specifications of A.S.T.M. E 119-47 and that this reference be superseded by reference to standard fire test specifications of A.S.T.M. E 119-58, notwithstanding the specific provisions pertaining to beams under C 26-599.0 of the Administrative Building Code.

Adjourned 11:00 A.M.

JAMES P. MULROY, *Secretary*.

## REGULAR MEETING

TUESDAY MORNING,

SEPTEMBER 20, 1960, 10 A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

547-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service sta-



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tion, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs hand tools only and parking and storage of motor vehicles.

**PREMISES AFFECTED**—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to October 25, 1960, at 10 A. M. for decision at request of applicant; to file new drawings; hearing previously closed.

## 8-37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Morben Properties Incorporated, owner; Socony Mobil Oil Company, lessee.

**SUBJECT**—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, to enlarge the present service building, alter the interior, reface the front and sides, with approved porcelain enamel and extend the present uses of the gasoline service station, lubritorium, and auto laundry to include minor auto repairs, car washing, utility room for parking and storage of motor vehicles for a term of twenty (20) years.

**PREMISES AFFECTED**—113-125 Hamilton Avenue, eastside, from Woodhull Street to Columbia Street, 2-12 Woodhull Street and 306-314 Columbia Street, Block 362, Lot 1, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to October 4, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 645-58-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Yerna J. Kauffman, owner.

**SUBJECT**—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for a term of five (5) years.

**PREMISES AFFECTED**—1717 East 16th Street, eastside, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug.

For Opposition: Samuel Bleecker, Henrietta Kaye and Albert Feldblet.

**ACTION OF BOARD**—Laid over to September 27, 1960, at 10 A. M. for decision; hearing closed.

## 800-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to October 25, 1960, at

10 A. M. for decision at request of applicant to file new drawings; hearing previously closed.

## 54-60-BZ

**APPLICANT**—Edward Lindstrom for Chester, Robert and Muriel Bauss, owners.

**SUBJECT**—Application January 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

**PREMISES AFFECTED**—102-09 221st Street, eastside, 98.07 feet north of Hempstead Avenue, Block 10777, Lot 1, Queens Village, Borough of Queens.

**APPEARANCES**—

For Applicant: Edward Lindstrom and Robert W. Bauss.

For Opposition: None.

**ACTION OF BOARD**—Laid over to October 4, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 63-60-BZ

**APPLICANT**—Edward Lindstrom for Joseph W. Graff and Leonora Graff, owners.

**SUBJECT**—Application January 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling in a building that does not have the required side yard and front setback.

**PREMISES AFFECTED**—101-14 223rd Street, westside, 120 feet south of 101st Avenue, Block 10795, Lot 38, Queens Village, Borough of Queens.

**APPEARANCES**—

For Applicant: Edward Lindstrom and Joseph W. Graff.

For Opposition: Jean M. Snyder.

**ACTION OF BOARD**—Laid over to October 4, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 115-60-BZ

**APPLICANT**—Louis Lieberman for Sadye Lichenstein, owner.

**SUBJECT**—Application February 19, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story structure occupying more than the permitted area coverage and for use as a supermarket and retail stores with parking for more than five (5) cars for employees and patrons.

**PREMISES AFFECTED**—99-15 to 99-41 Horace Harding Expressway, northside, 219.97 feet east of 99th Street and 99-24 to 99-38 60th Avenue, Block 1948, Lot 19, Corona, Borough of Queens.

**APPEARANCES**—

For Applicant: C. Buckley, Jr.

For Opposition: J. M. Ewerts, Leonard Lazarus and Samuel R. Friedman.

**ACTION OF BOARD**—Laid over to October 4, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 127-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Edmund Zanine, owner; Egidio Covi, lessee.

**SUBJECT**—Application February 25, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the maintenance of an advertising sign.

**PREMISES AFFECTED**—672-674 East 136th Street and 174-182 Cypress Avenue, southeast corner, Block 2564, Lot 5, Borough of the Bronx.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

For Opposition: Edward Hoffman for Park Dept. and Triboro Bridge and Tunnel Authority.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

**ACTION OF BOARD**—Laid over to October 4, 1960, at 10 A. M. for inspection and decision; hearing closed.



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## 234-60-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Joseph Lopardo, owner.

SUBJECT—Application March 29, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a restaurant with patron parking in the unbuilt upon area.

PREMISES AFFECTED—48-02 111th Street and 108-74 48th Avenue, southwest corner, Block 2004, Lots 38 and 40, Corona, Borough of Queens.

### APPEARANCES—

For Applicant: George J. Meltzer and Joseph Lopardo.

For Opposition: None.

ACTION OF BOARD—Laid over to October 4, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 249-60-BZ

APPLICANT—Henry Nordheim for Christ Petrica and Theodore Doukas, owners.

SUBJECT—Application April 4, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five motor vehicles with entrance through driveway on abutting lots.

PREMISES AFFECTED—3316 and 3318 Decatur Avenue, east side, 195 feet and 225 feet north of East 209th Street, and 3319 Parkside Place, west side, 195 feet north of East 209th Street, Block 3355, Lots 88, 89 and 148, Borough of the Bronx.

### APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: A. J. Knoch.

ACTION OF BOARD—Laid over to October 4, 1960, at 10 A. M. for inspection and decision; applicant to submit new drawing and amend application; hearing closed.

## 277-60-BZ

APPLICANT—Dominick Salvati and Son for Victor Lito, owner.

SUBJECT—Application April 14, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building to be occupied as a motor-boat showroom, the sales and services of outboard boats, engine parts, accessory sign and storage of outboard boats on the vacant area of the plot.

PREMISES AFFECTED—2527 Cropsey Avenue, northeast corner of Bay 40th Street, Block 6908, Lot 9, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: Dominick A. Conte, James L. Friscia, Michelina Bonadies, Mary Raguso, Silvio Dimarco, Gaetano Yodice, Pearl Mulca, Gaetano Amalfitano and Vincent Maccone.

ACTION OF BOARD—Laid over to October 4, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 279-60-BZ

APPLICANT—John F. Fitzsimons for Greek Orthodox Community of Saint Demetrios, Incorporated, owner.

SUBJECT—Application April 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a church and community center occupying excessive area without the required setbacks from the side streets.

PREMISES AFFECTED—84-35 152nd Street and 152-01 84th Drive, northeast corner and 152-02 84th Road, Block 9749, Lot 36, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: John F. Fitzsimons, Rev. Arthur S. Harris and John S. Linakis.

For Opposition: None.

ACTION OF BOARD—Laid over to October 4, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 287-60-BZ

APPLICANT—Victor E. Block for Bennett Avenue Parking Corporation, owner.

SUBJECT—Application April 19, 1960—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot extending from the business use into the residence use portion of the plot.

PREMISES AFFECTED—372 East 199th Street, west side, 68.35 feet north of Decatur Avenue, Block 3284, Lot 32, Borough of The Bronx.

### APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

ACTION OF BOARD—Laid over to October 4, 1960, at 10 A.M. for decision; applicant to file new drawing; hearing previously closed.

## 309-60-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Pauline Duhlberg, owner; Buono Automotive Service Incorporated, lessee.

SUBJECT—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the rebuilding and maintenance of an existing gasoline service station and extend the uses to include accessory minor auto repairs, non automatic car washing, lubritorium, office, sales and parking of cars awaiting service.

PREMISES AFFECTED—5304-5368 18th Avenue, west side, 20 feet  $\frac{1}{4}$  inch south of 53rd Street, Block 5479, Lot 42, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to October 4, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 326-60-BZ

APPLICANT—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

PREMISES AFFECTED—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner, and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Louis C. Moser, Sidney J. Sherman, Mrs. Charles Kochler, Mrs. Edwin Anderson, Mrs. Thomas Lamanna, Frances Sherega, Charles Mestanas and John Sherega.

ACTION OF BOARD—Laid over, for continued hearing to October 11, 1960, at 10 A.M.; applicant to file revised drawing.

## 327-60-BZ

APPLICANT—Charles M. Spindler for Gaston Viette, owner; Sun Oil Company, lessee.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sales of accessories, minor auto repairs with hand tools only, safety inspection station, and parking and storage of motor vehicles with ground signs.

PREMISES AFFECTED—194-02 to 194-22 (194-10 official), Northern Boulevard, south side, from 194th Street



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to 195th Street, 43-01 to 43-09 194th Street, and 43-02 to 43-10 195th Street, Block 5518, Lot 1, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: None.

For Opposition: None.

**ACTION OF BOARD**—Laid over; date to be set; applicant to obtain proof of service.

## 328-60-BZ

**APPLICANT**—Leonard F. Rothkrug for the Estate of Fanny Fineman; Louis Fineman, Executor, owner.

**SUBJECT**—Application May 2, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the extension of a retail store occupying more than the permitted area.

**PREMISES AFFECTED**—2168 86th Street, south side, 49 feet 2 inches east of Bay 29th Street, Block 6380, Lot 40, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Laid over to October 4, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 335-60-BZ

**APPLICANT**—George H. Colin for Cities Service Oil Company, owner.

**SUBJECT**—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station and extend the uses to include accessory minor auto repairs, car washing, office, retail sales, ground sign, show windows and business entrances within 75 feet of a residence use district.

**PREMISES AFFECTED**—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664, Lot 20, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Benjamin Mosher, Thomas E. Berkerey and Salvatore Nicastro.

For Opposition: None.

**ACTION OF BOARD**—Laid over to October 4, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 336-60-A

**APPLICANT**—George H. Colin for Cities Service Oil Company, owner.

**SUBJECT**—Application April 20, 1960—appeal from a decision of the Borough Superintendent re—gasoline station within 20 feet, wall of a theater.

**PREMISES AFFECTED**—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664, Lot 20, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Benjamin Mosher, Thomas E. Berkerey and Salvatore Nicastro.

**ACTION OF BOARD**—Laid over to October 4, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 352-60-BZ

**APPLICANT**—Harry Silverman for 23 Cornelia Street Incorporated, owner.

**SUBJECT**—Application April 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing two story building, the change in occupancy from wet wash laundry to store and offices on the first floor and two apartments on the second floor.

**PREMISES AFFECTED**—23 Cornelia Street, west side, 206 feet 7 inches north of Bleecker Street, Block 590, Lot 42, Borough of Manhattan.

## APPEARANCES—

For Applicant: H. Silverman.

For Opposition: None.

**ACTION OF BOARD**—Laid over to October 25, 1960, at 10 A. M. for hearing at request of applicant for possible conforming use.

## 362-60-BZ

**APPLICANT**—Gilbert Lazerus for Gladjo Realty Corporation, owner.

**SUBJECT**—Application May 11, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use C area district, the erection of a one story extension exceeding the permitted area coverage.

**PREMISES AFFECTED**—97-11 to 97-15A Queens Boulevard and 97-01 64th Avenue, northwest corner, Block 2090, Lot 64, Rego Park, Borough of Queens.

## APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: Howard W. Goldson and Robin Cushing.

**ACTION OF BOARD**—Laid over to October 4, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 371-60-BZ

**APPLICANT**—Goldwater and Flynn for Dara Equities, Incorporated, owner.

**SUBJECT**—Application May 13, 1960—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one and two story building for use as a supermarket, five stores, a bowling alley and open air parking.

**PREMISES AFFECTED**—71-28 to 71-40 Kissena Boulevard, northwest corner of 72nd Road, Block 6698, Lot 12, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Louis R. Colman and Sam Rosenblum.

For Opposition: J. M. Evarts and D. Minkin.

**ACTION OF BOARD**—Laid over to September 27, 1960, at 10 A. M. for inspection by all members of the Board and decision; hearing previously closed.

## 42-37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 19, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, office, lubricatorium, auto laundry, parking of motor vehicles and extend such uses to include minor motor vehicle repairs and ground sign.

**PREMISES AFFECTED**—89-06 to 89-14 Myrtle Avenue and 83-22 to 83-28 Woodhaven Boulevard, southwest corner, Block 3866, Lot 162, Forest Hills, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

|                                                                                                                           |   |
|---------------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... | 5 |
| Negative .....                                                                                                            | 0 |

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; laid over to June 21, 1960 for inspection and decision; applicant to file new design for facade of building; hearing closed; then to July 6, 1960 at request of applicant for consideration of revised drawings; then to September 20, 1960 for decision at request of applicant; to file revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated December 10, 1959 as amended by decision dated April 5, 1960 acting on N.B. Applic. No. 761-60, reads:

"1. The proposed demolition, reconstruction and ex-



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tension of use of an existing gas service sta.—to gas service sta., lub., minor auto repairs, car washing, utility room, sales room, parking and storage of motor vehicles in a lot located in a Bus. Use Dist. is contrary to Art. II Sec. 4a, subd. 29 & 46 of the Zoning Resolutions and also contrary to B.S.A. variance, Cal. #42-37-BZ.

2. Proposed ground sign in a Bus. Use Dist. is contrary to Art. II Sec. 4a, subd. 49 of the Zone Resolutions."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 7i of the Zoning Resolution to permit in a business use district, the reconstruction of an existing gasoline service station, office, lubritorium, auto laundry and parking of motor vehicles, and extend such uses to include minor motor vehicle repairs and ground sign; *on condition* that the work be done in accordance with drawings filed with this application dated April 20, 1960, one sheet, and September 8, 1955, 5 sheets revised; *on further condition* that all other laws, rules and regulations applicable be complied with; that all permits be obtained, completed, and a certificate of occupancy be obtained, within the requirements of Section 22A, of the Zoning Resolution.

## 409-58-BZ

APPLICANT—Andrew Di Camillo for Joseph Coscia, owner.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of time to complete, expired February 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 21, 7e and 7h of the Zoning Resolution, permitting in a retail and residence use, C area district, the erection of a one story extension to the present building and change uses of auto laundry, auto body repairs and paint shop and parking and storage of more than five motor vehicles to automatic auto laundry, auto repairs and parking and storage of more than five motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

PREMISES AFFECTED—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, on February 3, 1959, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation February 3, 1960; and

WHEREAS, this application was reopened on June 28, 1960 and set for hearing on July 26, 1960 at 10 A.M., requiring new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 26, 1960 after due notice by publication in the Bulletin; laid over to September 20, 1960 for applicant to file

copy of contract, flow chart, revised drawing relocating curb cut and for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 4, 1960 acting on Alt. Applic. No. 1998-58, reads:

"1. As application has expired, under Section 22A of the Zoning Resolution, proposed extension of time is referred to the Board of Standards and Appeals."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 3, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 312-59-BZ

APPLICANT—Victor E. Block for J. C. Moss, owner; Rose Fontana, lessee.

SUBJECT—Application April 27, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the construction of a covered passageway from the basement of the existing front building to the first floor of the existing rear building and extend the present restaurant use from the front building to the rear building.

PREMISES AFFECTED—113 West 13th Street, north side, 232 feet west of 6th Avenue, Block 609, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; hearing closed; then to September 20, 1960 for decision; applicant to submit new drawing showing existing conditions; and

WHEREAS, the decision of the Borough Superintendent, dated April 21, 1959 acting on Alt. Applic. No. 856-55, reads:

"1. The erection of a passageway between front & rear bldg. and a vestibule & storm door at front of existing restaurant, located in a Residence Use District, constitutes an extension of a non-conforming use and is therefore contrary to Art. II, PP. 3, Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a residence use district, the construction of a covered passageway from the basement of the existing front building to the first floor of the existing rear building and to extend the present restaurant use from the front building to the rear building and to permit storm vestibule on front basement entrance of front building, *on condition* that the work shall be done in accordance with drawings filed with this application dated April 27, 1959 1 sheet, May 26, 1960, 1 sheet, June 10, 1960, 2 sheets and September 16, 1960, 1 sheet revised; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.



# MINUTES

861-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district the reconstruction of an existing gasoline service station, lubritorium, auto laundry, parking for more than five (5) cars and extend said uses to include salesroom, utility room, minor auto repairs and ground signs.

PREMISES AFFECTED—43-12 to 43-20 (43-14 official) Main Street and 134-41 to 134-49 Dahlia Avenue, northwest corner, Block 5125, Lot 36, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1960 after due notice by publication in the Bulletin; laid over to June 7, 1960 for inspection and decision; hearing closed; then to June 21, 1960 for decision; applicant to file revised drawings by the Board and decision; then to September 20, 1960 at request of applicant; to file revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated December 4, 1959 acting on N.B. Applic. No. 3927-59, reads:

"1. Proposed demolition, reconstruction and extension of use of an existing gas station, office, lubritorium, auto laundry and parking for more than five cars to—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles and proposed business signs in a lot located in a Residence Use district is contrary to Art. II sect. 3 of the Zoning Resolution.

2. Proposed ground signs in a Residence Use district are contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7a and i of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline service station, lubritorium, auto laundry, parking for more than five cars, and extend said uses to include sales room, utility room, minor auto repairs and ground signs on condition that the work be done in accordance with the drawings submitted with this application dated December 16, 1959, one sheet and September 8, 1960, five sheets, revised; on the further condition that all other laws, rules and regulations applicable be complied with; that all permits be obtained, work done, certificate of occupancy be obtained, within the requirements of Section 22A of the Zoning Resolution.

888-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the

modernization of the present service building of an existing gasoline service station, lubritory and auto laundry and extend the uses to include car washing, salesroom, utility room, minor auto repairs, hand tools only, ground sign, install five (5) additional 550 gallon gasoline tanks, rearrange curb cuts, and parking and storage of motor vehicles.

PREMISES AFFECTED—71-01 to 71-19 (71-05 official) Myrtle Avenue, and 72-04 to 72-14 71st Place, northwest corner, and 71-02 to 71-22 Cooper Avenue and 72-01 71st Street, Block 3692, Lot 1, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Mary Lehman.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; then to September 13, 1960 for decision; applicant to file revised drawing eliminating steel garage and substituting a masonry building; then to September 20, 1960 for decision; applicant to file drawing indicating curb cut on 71st Street eliminated, also indicating what is to be done about windows in rear wall of building; and

WHEREAS, the decision of the Borough Superintendent, dated December 10, 1959 acting on Alt. Applic. No. 2501-59, reads:

"1. Proposed alteration to existing office, lubritory for gas station, auto laundry and metal garage and the extension of use to include—gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing, sales rm., utility room, parking and storage of motor vehicles and metal garage in a lot located within a Retail Use district is contrary to Art. II sect. 4-A of the Zoning Resolution.

2. Ground signs in a Retail Use district are contrary to Art. II Sect. 4-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7a and i, to permit in a retail use district, the modernization of the present service building of an existing gasoline service station, lubritory and auto laundry, and extend the uses to include car washing, sales room, utility room, accessory minor auto repairs with hand tools only, ground sign, install five additional 500 gallon gasoline tanks, rearrange curb cuts to reduce the number from nine curb cuts to six curb cuts, and accessory parking and storage of motor vehicles, on condition that the work shall be done in accordance with drawings filed with this application dated December 24, 1959, 1 sheet and February 3, 1960, 6 sheets, with the exception that the curb cut on 71st Street shown on these drawings shall be omitted; that there shall be no window openings in the east wall of the masonry accessory building; that the use of the present steel garage shall be limited to a permitted use; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

125-60-BZ

APPLICANT—Leonard F. Rothkrug for Jaspa Specialties Company, owner; Governale Brothers, Incorporated, lessee.



# MINUTES

**SUBJECT**—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and E-1 area district, the erection of a one story extension exceeding the permitted area coverage for a D area district and encroaching on the required setback for an E-1 area district and extend the present factory for the manufacture of metal products from the business use portion into the residence use portion of the plot with accessory welding, paint dipping, warehouse and with parking for employees and customers cars within the residence use district.

**PREMISES AFFECTED**—5402-5424 Avenue N and 1575-1587 and 1591-1593 East 54th Street, southeast corner, and 1534-1552 East 55th Street, Block 7899, Lot 39, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Carl DeVivo, Mrs. A. DeVivo, Mrs. C. Hoffman, Mrs. A. Lepkowski, Mary Miglio, T. A. Gordon and Daniel D. Bier.

**ACTION OF BOARD**—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; applicant to file revised drawing; then to September 20, 1960 for decision at request of applicant; hearing previously closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 17, 1960 acting on Alt. Applic. No. 146-60, reads:

"1. The proposed change in use of a premises located partly within a business and partly within a residence use district from factory for the manufacture of radiators with two loading berths with parking of motor vehicles in rear yard, to factory for the manufacture of radiators, spot welding, paint dipping and warehouse with parking of motor vehicles in rear yard for employees and customers within the residence use district and with curb cuts within the residence use district is contrary to the Zoning Res., Art. II, Sect. 3.

2. The proposed extension exceeds the area permitted in a "D" area district by Art. IV Sect. 14 of the Zoning Res.

3. No portion of the structure within the E-1 area district should be located within 15'-0" of the street line as required by Sect. 15-A Art. IV of the Zoning Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. No. 146-60, Objection Nos. 1, 2, 3 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 20, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

## 221-34-SA

**APPLICANT**—O. P. W. Corp., owner—permit a change in construction.

## APPEARANCES—

For Applicant: Stewart Pope.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 221-34-SA—O. P. W. Corporation, Cincinnati, Ohio requested that the resolution adopted May 7, 1935 and amended July 16, 1940 under Cal. No. 221-34-SA be reopened and amended so as to permit a change in construction of the Metropolitan Curb Fill Box No. 138 for use in gasoline storage systems.

**DESCRIPTION:** The requested change in construction of the 2" and 3" No. 138 OPW Gasoline Fill Boxes would substitute a quick coupling type of connection, a No. 65 OPW Adaptor, within the box in place of the threaded connection as originally approved.

New fill boxes would be factory assembled incorporating this change and existing OPW fill boxes could be readily converted by merely removing the four cap screws that secure the flange of the threaded connection casting to the fill box body, removing the threaded connection and replacing it with the No. 65 bronze adaptor without removing the flash back screening or the check valve originally installed.

Connection between tank truck and fill box would be made by means of a suitable fitting attached to the discharge hose on the truck which would clamp on the adaptor to make a liquid tight connection.

When not in use, the adaptor will be kept closed with a No. 66 OPW Inner Cap which is designed to be locked on with a padlock. The outer flush type cap which bears the manufacturers name and the word "Gasoline" will remain as originally approved.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted May 7, 1935 and amended July 16, 1940 under Cal. No. 221-34-SA be amended so as to permit a change in construction of the Metropolitan Curb Fill Box No. 138, 2" and 3" by providing a quick coupling connection with closure cap, a No. 65 OPW Adaptor and No. 66 Inner Cap in place of a threaded connection as described in this report, on condition that the other requirements of the resolution adopted May 7, 1935 and amended July 16, 1940 under Cal. No. 221-34-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 583-44-SM

**APPLICANT**—Atlantic Metal Products Inc., owner—amendment of resolution, change in astragal.

## APPEARANCES—

For Applicant: None.

Adjourned 1:00 P.M.

JAMES P. MULROY, Secretary



# MINUTES

**ACTION OF BOARD**—Resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
583-44-SM—Amendment to resolution as to change in astragal.

Atlantic Metal Products Inc., Long Island City, New York requested that the resolution adopted January 30, 1945 under Cal. 583-44-SM be amended so as to include an additional method of installing the astragal. The application was reopened by a vote of the Board on September 15, 1959.

USE: A 1½ hour fire resistive door.

DESCRIPTION: The proposed change consists of a rabbeted meeting stile instead of an astragal that is welded on one leaf of the door. The balance of the construction, insulation and thickness of the door are unchanged. The proposed change is in conformity with Drawing #M-1 marked "Received July 27, 1959."

RECOMMENDATION: The Committee on Test recommends that the resolution adopted January 30, 1945 under Cal. 583-44-SM be amended so as to include a rabbeted meeting stile as herein described on condition that the requirements of the resolution adopted January 30, 1945 under Cal. 583-44-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 770-45-SM

APPLICANT—Walter Maguire Co., Inc., owner—amendment of resolution, additional use.

## APPEARANCES—

For Applicant: Gilford H. Hennegar.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
770-45-SM—Amendment to resolution so as to permit additional use of Portland Emery Aggregate.

Walter Maguire Co., Inc., New York, requested that the resolution adopted June 21, 1955 under Calendar Number 770-45-SM be amended so as to permit the topping to be considered as part of the structural slab. The application was reopened by a vote of the Board, October 7, 1958.

USE: Wearing course for concrete floors.

DESCRIPTION: There has been no change in the chemical composition of the aggregate nor in its method of application from the presently approved material.

INSPECTION AND TEST: Comparative tests were conducted on 2" x 2" x 2" cubes. One set of cubes was 2" high of concrete and the other set of cubes was 1¾" high of concrete and ¾" of topping so that both sets were a total of 2" in height. The tests showed that at both the three and seven days test that the concrete with the topping was the stronger. The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted June 21, 1955 under Calendar Number 770-45-SM be amended so as to permit the ¾" topping to be considered as entering into the structural strength of the slab, on condition that the requirements of the resolution adopted June 21, 1955 under Calendar Number 770-45-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 477-46-SA—Vol. III

APPLICANT—Westinghouse Electric Corp., owner—additional models of washing machine.

## APPEARANCES—

For Applicant: Guy M. Ortiz.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
477-46-SA Vol. III—Amendment to resolution as to additional models of washing machine.

Westinghouse Electric Corp. requested that the resolution Dec. 10, 1946 and amended through Sept. 12, 1950 under Cal. 477-46-SA Vol. III be reopened and amended so as to include additional clothes washing machines.

USE: Automatic clothes washing machine, 9 lb. capacity.

DESCRIPTION: The requested Models RC-5 and RCM-5 are basically the same as the models previously approved under Cal. 477-46-SA Vols I, II, & III, the difference being in that the controls are designed for commercial coin meter operation and the styling of the cabinet in order to take care of that change. There has been no change in the water supply inlet feature of the equipment.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 10, 1946 and amended through Sept. 12, 1950 under Cal. 477-46-SA Vol. I be reopened and amended so as to include the Westinghouse Washing Machines Laundromat Models RC-5 & RCM-5 on condition that the requirements of the resolution adopted December 10, 1946 and amended through Sept. 12, 1950 under Cal. 477-46-SA Vol. III be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 119-47-SM

APPLICANT—The Cincrate Corp., Owner—amendment of resolution, additional size masonry unit and change of ownership.

## APPEARANCES—

For Applicant: James A. Fitzpatrick.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
119-47-SM—Amendment to resolution as to additional size  
masonry unit and change of ownership.

The Cincrate Corp. requested that the resolution adopted  
June 17, 1947 and amended November 28, 1950 under Cal.  
119-47-SM be reopened and amended so as to include addi-  
tional size masonry units. The application was reopened by  
a vote of the Board July 21, 1959.

USE: Solid cinder masonry units.

DESCRIPTION: The blocks are manufactured in the same  
manner and of the same design mix as the blocks previously  
approved.

INSPECTION AND TEST: Samples of the blocks were  
tested at the Gulick & Henderson Laboratories Inc. in ac-  
cordance with the requirements of the Masonry Rules of the  
Board and the blocks so tested met the requirements. The  
report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recom-  
mends that the resolution adopted June 17, 1947 and amended  
November 28, 1950 under Cal. 119-47-SM be amended so as  
to include the additional size cinder masonry unit; 4" x 9" x  
18" and 6" x 9" x 18" on condition that the requirements of  
the resolution adopted June 17, 1947 and amended Novem-  
ber 28, 1950 under Cal. 119-47-SM be complied with.

The Committee further recommends that, as United States  
Plywood Corp. has filed an affidavit stating that the Cincrate  
Corp. is now a wholly owned subsidiary of United States  
Plywood Corp. that the owner-manufacturer be listed as  
the United States Plywood Corp.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does  
hereby *amend* the above cited resolution in accordance with  
the above report.

## 296-47-SM

APPLICANT—United States Plywood Corp., owner—  
amendment of resolution, change of ownership.

## APPEARANCE—

For Applicant: James A. Fitzpatrick.

ACTION OF BOARD—Resolution amended in accordance  
with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
296-47-SM—Amendment to resolution as to change of owner-  
ship.

United States Plywood Corp. requested, by filing an  
affidavit, that the resolution July 22, 1947 under Cal 296-  
47-SM be reopened and amended so as to show a change of  
ownership. The Board, by its action of July 21, 1959 voted  
to dismiss a reopening of September 13, 1955 and voted to  
reopen as of July 21, 1959.

RECOMMENDATION: As the Inland Building Block  
Corp., Mineola, New York filed an affidavit stating that the  
Inland Building Block Corp. is the successor to the General  
Building Block Corp. and as United States Plywood Corp.  
filed an affidavit stating that the Inland Building Block Corp.  
is a wholly owned subsidiary of Cincrate Corp. which in turn  
is a wholly owned subsidiary of United States Plywood  
Corp., the Committee on Test recommends that the resolu-

tion adopted July 22, 1947 under Cal. 296-47-SM be amended  
so as to show a change of owner-manufacturer; new owner-  
manufacturer being United States Plywood Corp. on condi-  
tion that the requirements of the resolution adopted July 22,  
1947 under Cal 296-47-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does  
hereby *amend* the above cited resolution in accordance with  
the above report.

## 690-47-SM

APPLICANT—Bayonne Block Co., Inc., owner—additional  
size masonry units.

## APPEARANCES—

For Applicant: John Lavin.

ACTION OF BOARD—Application reopened and resolu-  
tion amended in accordance with the report and recom-  
mendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
690-47-SM—Amendment to resolution as to additional size  
masonry units.

Bayonne Block Co., Inc. requested that the resolution  
adopted Dec. 9, 1947 and amended Dec. 1, 1959 under Cal.  
690-47-SM be reopened and amended so as to include addi-  
tional sizes of masonry units.

USE: Masonry units used in construction.

DESCRIPTION: The units are made of the same design  
mix as previously approved units, and on the same equip-  
ment.

INSPECTION AND TEST: Samples of the units were  
tested at the Jersey Testing Laboratories in accordance with  
the requirements of the Masonry Rules of the Board and  
all units complied with the requirements. The complete  
report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recom-  
mends that the resolution adopted December 9, 1947 and  
amended Dec. 1, 1959 under Cal. 690-47-SM be reopened and  
amended so as to include the following size masonry units:  
8" x 12" x 16" solid cinder, 8" x 8" x 16" solid cinder and  
2¼" x 3⅝" x 7⅝" concrete brick and 2¼" x 3⅝" x 7⅝"  
aglite brick on condition that the requirements of the resolu-  
tion adopted December 9, 1947 and amended Dec. 1, 1959  
under Cal. 690-47-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does  
hereby *amend* the above cited resolution in accordance with  
the above report.

## 862-48-SM

APPLICANT—Crossfield Products Corp., owner—amend-  
ment of resolution, additional trade name.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance  
with the report and recommendation of Committee on  
Test.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
862-48-SM—Amendment to resolution as to additional trade  
name.

Crossfield Products Corp. requested that the resolution  
adopted May 7, 1957 under Cal. 862-48-SM be amended so  
as to include an additional trade name. The application was  
reopened by a vote of the Board July 2, 1957.

USE: Roofing and floor covering.

DESCRIPTION: There has been no change in the com-  
position from the material presently approved.

RECOMMENDATION: The Committee on Test recom-  
mends that the resolution adopted May 7, 1957 under Cal.  
862-48-SM be amended so that when the material is used as  
a floor covering, it shall be known as Dex-O-Tex Neotex  
and when used as a roof covering it shall be known as  
Dex-O-Tex Weatherwear on condition that the requirements  
of the resolution adopted May 7, 1957 under Cal. 862-48-SM  
be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does  
hereby *amend* the above cited resolution in accordance with  
the above report.

## 965-48-SA

APPLICANT—Franklin Mig. Company, owner—amend-  
ment of resolution, change of ownership and marketing  
under additional trade names.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance  
with the report and recommendation of Committee on  
Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
965-48-SA—Amendment to resolution as to change in owner-  
ship and marketing under additional trade names.

Franklin Manufacturing Co. Laundry Division requested  
that the resolution adopted December 14, 1948 and amended  
through May 7, 1957 under Cal. 965-48-SA be amended so  
as to show a change of ownership and also permission to  
market the approved automatic washers under additional  
trade names.

The Franklin Manufacturing Co. Laundry Division has  
also submitted an affidavit which shows that the Franklin  
Manufacturing Co. Laundry Division purchased the physical  
assets of the Beam Manufacturing Co., Division of Solar  
Corp.

RECOMMENDATION: The Committee on Test recom-  
mends that the resolution adopted December 14, 1948 and  
amended through May 7, 1957 under Cal. 965-48-SA be  
amended so as to show a change of ownership. New owner-  
manufacturer being Franklin Manufacturing Co. and further  
that the washing machines approved under Cal. 965-48-SA  
may be marketed by Associated Merchandising Corp., under  
the trade name of A.M.C. Automatic Washer; by the  
Marquette Corp., under the trade name of Marquette; by  
the Zenith Machine Co., under the trade names of Zenith  
and Ambassador on condition that the requirements of the

resolution adopted December 14, 1948 and amended through  
May 7, 1957 under Cal. 965-48-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does  
hereby *amend* the above cited resolution in accordance with  
the above report.

## 1105-48-SA

APPLICANT—Automatic Burner Corp., Chicago, Illinois,  
amendment to resolution, additional trade name.

APPEARANCES—

For Applicant: Raymond P. Groves.

ACTION OF BOARD—Resolution amended in accordance  
with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
1105-48-SA—Amendment to resolution as to additional trade  
name.

Automatic Burner Corp., Chicago, Illinois, requested that  
the resolution under Calendar Number 1105-48-SA adopted  
May 3, 1949 and amended through June 5, 1956 be amended  
so as to permit the ABC Oil Burner, Model 52A, to be  
marketed by the Thatcher Furnace Co., under the trade name  
Thatcher Oil Burner, Model 751-4. The application was re-  
opened by a vote of the Board, May 28, 1957.

RECOMMENDATION: The Committee on Test recom-  
mends that the resolution adopted May 3, 1949 and amended  
through June 5, 1956 under Calendar Number 1105-48-SA be  
amended so as to permit the approved ABC Oil Burner,  
Model 52A, to be marketed by the Thatcher Furnace Co.,  
under the trade name Thatcher Oil Burner, Model 751-4, on  
condition that the requirements of the resolution adopted May  
3, 1949 and amended through June 5, 1956 under Calendar  
Number 1105-48-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does  
hereby *amend* the above cited resolution in accordance with  
the above report.

## 622-49-SM

APPLICANT—National Gypsum Company, owner—amend-  
ment of resolution, additional method of construction.

APPEARANCES—

For Applicant: Donald K. Buselt.

ACTION OF BOARD—Resolution amended in accordance  
with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
622-49-SM—Amendment to resolution as to additional method  
of construction.

National Gypsum Co., Buffalo, New York requested that  
the resolution adopted February 7, 1950 under Cal 622-49-SM  
be amended so as to include an additional method of con-



# MINUTES

struction of fire rated partition. The application was reopened by a vote of the Board December 16, 1958.

USE: A one hour fire resistive partition.

DESCRIPTION: The core of the partition consists of a 1" shiplap core consisting of two pieces of  $\frac{1}{2}$ " x 2'-0" gypsum lath, factory laminated.

The metal base and base clips; approved by the Board under Cal. 741-53-SM, are attached to the floor. "L" shaped ceiling runner, approved by the Board under Cal. 342-39-SM are attached to the ceiling. The core of the material is then placed on the base clips and grouted, then tied to the ceiling runner. At the third points of the partition 8d common nails are driven at an angle into the core to lock the ship-lap joints together.

Sanded gypsum plastic mixed  $2\frac{1}{2}$  parts of sand to 1 part gypsum by weight is then applied to a  $\frac{7}{16}$ " thickness to each side of the partition and a  $\frac{1}{16}$ " finish coat is then applied bringing the partition to an overall thickness of 2".

INSPECTION AND TEST: A partition as herein described was tested at Ohio State University in accordance with the requirements of Section C26-591.0 Administrative Building Code and successfully met requirements of said sections as a one hour fire resistive fireproof partition. The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 7, 1950 under Cal. No. 622-49-SM be amended so as to include the additional type of construction as herein described to be used as a fireproof partition under the provisions of Section C26-636.0 Administrative Building Code on condition that the requirements of the resolution adopted February 7, 1950 under Cal. 622-49-SM are complied with. Partition shall be limited to 10'-0" in height.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 647-49-SM

APPLICANT—Penn-Dixie Cement Corp., owner—amendment of resolution, additional types of cement and additional plants.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

647-49-SM—Amendment to resolution as to additional types of cement and additional plants.

Penn-Dixie Cement Corp. requested that the resolution adopted February 19, 1957 under Cal. 647-49-SM be amended so as to include Types II A & III A portland cement. The application was reopened by a vote of the Board July 2, 1957.

USE: Types II A & III A Portland Cement.

DESCRIPTION: The requested cement is manufactured in the same manner as the presently approved Type I cement.

INSPECTION AND TEST: Samples of the cement were tested by E. L. Conwell & Co. in accordance with the requirements of A.S.T.M. c175 and the Rules of the Board as set forth under Cal. 64-55-SR. The cements tested met both requirements and the complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 19, 1957 under Cal. 647-49-SM be amended so as to include Type II A Portland Cement as manufactured at the applicant's plants located at Nazareth, Pa. and Bath, Pa. and Type III A Portland Cement as manufactured at the applicant's plant located at Penn-Allen, Pa. on condition that the requirements of the resolution adopted February 19, 1957 under Cal. 647-49-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 1012-54-SM

APPLICANT—American Steel Band Co., owner.

APPEARANCES—

For Applicant: George C. Kellogg.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 1012-54-SM—American Steel Band Co., Pittsburg, Pa. filed for approval of the material known as American Steel Band Co. insulated Wall Panel under the provisions of the Veneering Rules of the Board and Section C26-243.0 Administrative Building Code.

USE: Insulated Veneering panel.

DESCRIPTION: The panel consists of an 18 inch wide 18 gauge steel sheet with male and female lips  $1\frac{1}{2}$  inches deep. To the female lip is welded a flat bar  $\frac{3}{16}$  inches by  $1\frac{1}{2}$  inches. Behind this flat space bar is installed  $1\frac{1}{2}$  inches of fiber glass insulation. To this spacer bar is then bolted or (clipped), the exterior sheet which may be either aluminum, stainless steel, copper bearing steel or galvanized steel sheets. The overall thickness of the panel is  $3\frac{1}{4}$  inches.

INSPECTION AND TEST: A sample panel was inspected by Ass't. Engr. J. A. Darts and it was noted that the entire assembly could be classed as an incombustible assembly under the provisions of Section C26-88.0 Administrative Building Code.

RECOMMENDATION: The Committee on Test recommends the approval of the American Steel Band Co. Insulated Wall Panel as herein described for voluntary use in New York City as an incombustible metal veneer when installed in accordance with the requirements of the Veneering Rules of the Board and further that these panels may be used as the walls on metal buildings as permitted under the provisions of Section C26-243.0 Administrative Building Code and further all packaging in which this material is shipped shall be tagged or stamped "Approved by the Board of Standards and Appeals for use in New York City under Cal. 1012-54-SM.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.



# MINUTES

## 820-57-SM

APPLICANT—American Steel Band Co., owner (G. C. Kellogg, Agent.)

### APPEARANCES—

For Applicant: George C. Kellogg.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 820-57-SM—American Steel Band Co., Pittsburgh, Pa., filed for approval of the material known as American Steel Band Steel Deck Type E under the provisions of Sections C26-626.0 and C26-619.0 Administrative Building Code.

USE: An Incombustible roof deck.

DESCRIPTION: The Type E deck is manufactured in sheets 24 inches wide by 1½ inches deep and of 16, 18, 20 & 22 gauge steel and each sheet has a male and female lip. The E sections have the following properties:

| Gauge | Sect. Modulus |
|-------|---------------|
| 22    | .103 inches   |
| 20    | .125 "        |
| 18    | .171 "        |
| 16    | .216 "        |

INSPECTION AND TEST: Samples of the deck were tested by the Pittsburgh Testing Laboratory in accordance with the requirements of Section C26-626.0 Administrative Building Code. The tests were conducted to determine if the strength of the deck could be determined by the accepted engineering formulae as set forth by the American Iron & Steel Institute Specifications for the Design of Light Gauge Structural Members. In all cases the actual deflection, under load was less than the computed deflector. The complete reports are on file with and are part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as American Steel Band Steel Roof Deck Type E, with safe total loads as shown in the applicants' catalogue 2d/Bo marked, "Rec'd July 8, 1960"; as the tests conducted in accordance with the requirements of C26-626.0 Administrative Building Code demonstrated that the sections can be figured in accordance with accepted engineering formulae, for use in New York City under the provisions of Section C26-619.0 Administrative Building Code as an incombustible floor and for roof deck on condition that each container or packaging in which the material is marketed shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Cal. 820-57-SM and further that all welding shall conform to the requirements of the Welding Rules of the Board.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 821-57-SM

APPLICANT—American Steel Band Co., owner (G. C. Kellogg, Agent.)

### APPEARANCES—

For Applicant: George C. Kellogg.

ACTION OF BOARD—Material approved in accordance

with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 821-57-SM—American Steel Band Co., Pittsburgh, Pa., filed for approval of the material known as American Steel Band Steel Deck Type N, under the provisions of Sections C26-626.0 and C26-619.0 Administrative Building Code.

USE: An Incombustible roof deck.

DESCRIPTION: The Type N deck is manufactured in sheets 24 inches wide by 1½ inches deep and of 16, 18, 20 & 22 gauge steel and each sheet has a male and female lip. The N sections have the following properties:

| Gauge | Sect. Modulus            |
|-------|--------------------------|
| 22    | .188 inches <sup>3</sup> |
| 20    | .228 "                   |
| 18    | .309 "                   |
| 16    | .390 "                   |

INSPECTION AND TEST: Examples of the deck were tested by the Pittsburgh Testing Laboratory in accordance with the requirements of Section C26-626.0 Administrative Building Code. The tests were conducted to determine if the strength of the deck could be determined by the accepted engineering formulae as set forth by the American Iron & Steel Institute Specifications for the Design of Light Gauge Structural Members. In all cases the actual deflection, under load was less than the computed deflector. The complete reports are on file with and are part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as American Steel Band Roof Deck Type N, with safe total loads as shown in the applicants' catalogue 2d/Bo marked "Rec'd July 8, 1960"; as the tests conducted in accordance with the requirements of Section C26-626.0 Administrative Building Code demonstrated that the sections can be figured in accordance with accepted engineering formulae, for use in New York City under the provisions of Section C26-619.0 Administrative Building Code as an incombustible floor and for roof deck on condition that each container or packaging in which the material is marketed shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Cal. 821-57-SM and further that all welding shall conform to the requirements of the Welding Rules of the Board.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 228-58-SA

APPLICANT—John J. Nesbitt Inc., owner—additional trade name of gas fired heater.

### APPEARANCES—

For Applicant: John C. Borden.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: Vice Chairman Kleinert ..... 1



# MINUTES

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
228-58-SA—Amendment to resolution as to additional trade name of gas fired heater.

John J. Nesbitt Inc., Philadelphia, Pa. requested that the resolution adopted December 16, 1958 under Cal. 228-58-SA be reopened and amended so as to permit the approved gas fired heater to be marketed under an additional trade name.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 16, 1958 under Cal. 228-58-SA be reopened and amended so as to permit the approved Nesbitt Suspended Gas Fired Unit Heat Models K-25-F through K-250-F and K-50-B through K-250-B to be marketed by the American Standard Industrial Division under the trade names of American Blower Unit Heater Models NK-25-F through NK-250-F and NK-50-B through NK-250-B on condition that the requirements of the resolution adopted December 16, 1958 under Cal. 228-58-SA are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 363-58-SM

APPLICANT—Netcong Tank Co., Anthony Arbolino, owner; Harry B. Osmundsen, Agent.

## APPEARANCES—

For Applicant: Anthony Arbolino.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
363-58-SM—Netcong Tank Company for Anthony Arbolino, owner, filed April 11, 1958 for approval of the material known as Netcong Tank for use in New York City under the provisions of the Oil Burner Rules of the Board.

USE: As a welded tank of steel for the storage of fuel oil.

DESCRIPTION: The Netcong tanks are all welded steel having a capacity of 275 gallons. Shells are made of a single sheet, dished and flanged, with flanges inserted within the tank shell and welded. Shell and obround heads thickness are 10 gauge (.134).

Each tank will be finished with four (4) Buckeye Tapped Tank Flange Style 2 inch openings on top, one (1) ½ inch, one (1) ¾ inch opening for gravity discharge connector and one (1) 1 inch opening in the bottom for cleaning and protection against corrosion. There are four (4) 1½ inch Buckeye leg supports #609.

The tank will be made of one size for 275 gallon capacity, 2 ft. 2 inches wide x 5 ft. 11 inch shell x 3 ft. 8 inches high. The tanks have a permanently fixed plate, spot welded at top center, bearing the name "Netcong Tank" with the gauge of material and capacity of tank.

INSPECTION & TEST: All details of construction were examined and test witnessed at 80 Stoll Street, Netcong, N. J. by Ass't. Architect T. W. Farricker, Committee on Test, Anthony Arbolino and Dominick Arbolino, partners, and Mr. Harry Asmundsen, agent representative of the applicant.

These tanks were also tested and approved by Underwriters Laboratories and a certificate issued under File MH 4859.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Netcong Tank for use in New York City when installed in accordance with the requirements of the Oil Burner Rules of the Board and Section 5.3.2 of the same rules and further the appliance bear a label, permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 363-58-SM.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 527-58-SM

APPLICANT—Keystone Steel and Wire Co., owner-manufacturer.

## APPEARANCES—

For Applicant: William D. Gailey, Jr.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
527-58-SM—Keystone Steel & Wire Co., Peoria, Illinois, filed for approval of the material known as Keydeck under the provisions of Section C26-318.0 Administrative Building Code.

USE: Wire mesh reinforcing.

DESCRIPTION: Keydeck is a new woven wire mesh reinforcing for use in cast-in-place deck with a 1½ inch hexagonal mesh of No. 19 gauge galvanized wire, No. 16 gauge galvanized selvage wires and a No. 16 gauge galvanized wire woven into the mesh longitudinally every three inches across the width of the mesh.

The wire has a minimum tensile strength of 70,000 p.s.i. and a yield of 0.8 of the tensile strength and a reduction of area of 30% minimum.

INSPECTION & TEST: Samples of the material were successfully tested at the Armour Research Foundation of Illinois Institute of Technology in accordance with the requirements of Section C26-318.0 Administrative Building Code. The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Keydeck for use in New York City as a wire mesh reinforcement as having met the requirements of Section C26-318.0 Administrative Building Code, on condition that the containers or wrappings in which the material is marketed shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 527-58-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.



# MINUTES

## 542-58-SM

APPLICANT—S. H. Pomeroy Co., owner—assembly of window.

### APPEARANCES—

For Applicant: Joseph F. Quinn.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

542-58-SM—Amendment to resolution as to assembly of window.

S. H. Pomeroy Co. requested that the resolution adopted April 26, 1960 under Cal. 542-58-SM be reopened and amended so as to permit the approved aluminum window to be either mechanically assembled or to be welded.

DESCRIPTION: There has been no change in the type of aluminum used in the construction of the window. The only requested change being in the method of shop assembly, either mechanically riveted, bolted or machine screw or welded.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted April 26, 1960 under Cal. 542-58-SM be reopened and amended so as to permit the approved window to be either mechanically assembled as described or to be welded on condition that all other requirements of the resolution adopted April 26, 1960 under Cal. 542-58-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 607-58-SA

APPLICANT—Burnham Corp., owner—additional models.

### APPEARANCES—

For Applicant: D. D. Marks.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

607-58-SA—Amendment to resolution as to additional models of gas fired warm air furnaces.

Burnham Corp., Belle Vernon, Pa. requested that the resolution adopted April 5, 1960 under Cal. 607-58-SA be reopened and amended so as to include additional models of gas fired furnaces.

USE: Gas fired warm air furnaces.

DESCRIPTION: The requested furnaces are basically the same as the presently approved furnaces differing as to B.T.U. input with the exception that the BGL Series are designed to accommodate a rear flue outlet and with the blower mounted in back of the heat exchanger and the BGLF Series is designed for a front flue outlet. The requested furnaces have been approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted April 5, 1960 under Cal. 607-58-SA be reopened and amended so as to include the Models BGL-90, BGL-120, BGL-150, BGL-180, BGL-210, BGLF-100 D or A, BGLF-100, BGLF-125 and BGLF-150 gas fired warm air furnaces on condition that the requirements of the resolution adopted April 5, 1960 under Cal. 607-58-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 239-59-SM

APPLICANT—H. H. Robertson Company, owner—additional type hanger.

### APPEARANCES—

For Applicant: Nicholas J. Pennachio.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
239-59-SM—Amendment to resolution as to additional type hanger.

H. H. Robertson Co., New York requested that the resolution adopted July 21, 1959 under Cal. 239-59-SM be reopened and amended so as to include an additional Q-Floor Hanger.

USE: A device for suspension from H. H. Robertson cellular steel floor on steel roof deck.

DESCRIPTION: The hangers are available in the same sections and of the same gauge as previously as approved. The difference is that steel of the hanger slot is an integral part of the bottom element of the section and is supported on two sides instead of one. The slot is 1/2 inch wide by 2 1/2 inches long and the depression is 1/4 inch. The slot, as formed, is as shown on drawings marked "Rec'd July 6, 1960."

INSPECTION & TEST: Samples of the tab were tested by Pittsburgh Testing Laboratory and it was noted that the load required to break the tab was approximately 1 1/2 times the breaking load of the presently approved tab.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 21, 1959 under Cal. 239-59-SM be reopened and amended so as to include the additional hanger as herein described with loads per tab as follows: 18 gauge—200 lbs., 16 gauge—250 lbs., and 14 gauge—300 lbs. as a method of suspension of system from H. H. Robertson Co. cellular floor on steel deck units on condition that the requirements of the resolution adopted July 21, 1959 under Cal. 239-59-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.



# MINUTES

## 281-59-SM

APPLICANT—Barrett Division of Allied Chemical Corporation, owner Sheldon E. Cady, Agent.

### APPEARANCES—

For Applicant: H. J. Kaudiner.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
281-59-SM—Barrett Division of Allied Chemical Corp. filed for approval of the material known as Barrett Rigidwall Insulating Sheathing under the provisions of Sections C26-242.0, and C26-538.0.b Administrative Building Code and the Fiberboard Rules of the Board.

USE: An Exterior Sheathing.

DESCRIPTION: The board is manufactured from a combination of scrub pine and hard woods. The logs are chipped into small pieces and then refined in disc refiners which produce the pulp from which the boards are made. The pulp is poured into a Fourdrinier machine where it is formed into boards. The boards are then dried in ovens and then cut into size.

The sheathing is either asphalt coated or asphalt impregnated and the size is 1/2 inch thick by 4'-0" wide and either 8'-0" or 9'-0" long—all edges square.

INSPECTION AND TEST: Racking tests were conducted on the sheathing by C. H. Kindig P.E. at Bucknell University. The sheathing was attached to the frame by means of 2" large head galvanized roofing nails spaced 3" on centers around the outer edge of each sheet and 6" on centers down the studs. The average load of three tests causing failure was 7133 lbs. which is beyond the Boards' requirement of 6000 lbs. The complete report is on file with and is part of the record.

RECOMMENDATION: On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of Barrett Rigidwall Insulating Sheathing for use in New York City under the provisions of Section C26-538.0.6 Administrative Building Code on classes of construction as set forth under Section C26-242.0 Administrative Building Code on condition that the sheathing be installed in accordance with the Fiberboard Rules of the Board and further that the board be stamped "Approved by the Board of Standards and Appeals for use in New York City under Cal. 281-59-SM.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 323-59-SA

APPLICANT—Mid-Continent Metal Products Company, owner; Clewell Equipment Company, Agent.

### APPEARANCES—

For Applicant: Paul Stephenson.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
323-59-SA—Mid-Continent Metal Products Co., Chicago, Ill. filed for approval of the appliance known as Incinomite Burner Models B-150, B-300, B-500 and B-700 with suffixes 2M, 2E, 4M, 4E & 3 under Article 12 Chapter 26 Administrative Building Code.

USE: Gas fired burner designed for incinerator use.

DESCRIPTION: The requested burner is a modification of the Economite burner approved by the Board under Cal. 764-47-SA insofar as the changing of the flame from a comparatively blue short flame to a yellow type of gas flame, both longer and wider in order to cover a greater area of the refuse bed with a radiant flame.

The burner is supplied with a small motor driven blower to supply combustion air supply for the gas fuel. The burner is of the automatic design whereby gas fuel is turned on and off by action of a centrifugal governor.

The Models with the suffix 2M, 2E, 4M & 4E are equipped with constant burning pilots and the Model 3 is equipped with a spark ignited intermittent gas pilot supervised by an instantaneous electronic flame safeguard relay and in addition it is equipped with a pilot solenoid and spark transformer. The Models B-150 & B-300 have an automatic main valve shut off operated directly by the centrifugal governor. The Models B-500 and B-700 have a separate diaphragm valve electrically operated and in addition mechanically operated by action of the centrifugal governor. All models are equipped with input adjusting devices in order to set the volume of gas to be used.

INSPECTION & TEST: Details of construction were examined by Ass't. Engr. J. A. Darts and it was noted that the controls used in conjunction with the equipment are either AGA or Underwriters approved controls.

RECOMMENDATION: The Committee on Test recommends the approval of the Mid-Continent Metal Products Co. Incinomite Burner Models B-150, B-300, B-500 and B-700 with suffixes 2M, 2E, 4M, 4E & 3 for use in New York City as a fuel fired incinerator burner under the provisions of Section C 26-701.O.C. Administrative Building Code, on condition that the appliance bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 323-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 637-59-SA

APPLICANT—Simix Company, Incorporated, for Similor S.A., owner; Simix Company, Incorporated, agent.

### APPEARANCES—

For Applicant: Sam Gilead.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
637-59-SA—Simix Co. Inc. for Similor S.A. Geneva Switzerland filed for approval of the appliance known as Simix Thermostatic Valve under the provisions of Section C26-191.0 Administrative Building Code.

USE: To thermostatically control the temperature of water.



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**DESCRIPTION:** The valve is basically constructed of stainless steel, brass, bronze and copper. The operation is as follows: The water hot and cold, enters through two connections, passes through metal filters and lifts the check valves and flows through the valve seats and the valves. According to the setting of the control knob, a tappet arm pushes the valves, which are made in one piece, and thus controls both the hot and cold water simultaneously, to one side or the other towards one or the other of the valve seats, so that the hot water inlet is reduced or closed while the cold water inlet is opened or vice versa.

The mixture of hot and cold water passes into a control tube through two openings. In this tube is mounted a metallic bellows which automatically controls the opening and closing motion of the valve. This metallic bellows contains a highly expansible fluid, of a paraffin base and by its expansion and contraction, due to the water temperature, it determines the temperature of the mixture of hot and cold water.

**INSPECTION & TEST:** A sample of the valve was inspected and tested at 101 Park Ave., New York by Ass't. Engr. J. A. Darts. One of the tests consisted of setting the thermostat so as to draw off 80 degrees F. water and then opening both the hot and cold supply; the hot water supply was at 120F. and the cold supply was at 60 degrees F; the outlet or mixed water was at 80F. at the tap, then the cold water supply was cut off entirely to determine what would occur. The valves closed completely so that there was no water leaving the tap.

**RECOMMENDATION:** The Committee on Test recommends the approval, for voluntary use of the appliance known as Simix Thermostatic Valve under the provisions of Section C26-191.0 Administrative Building Code on condition that the valve bear a label reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 637-59-SA."

The Committee further recommends that when the valve is used in conjunction with a fixture that has a submerged inlet as set forth under the Submerged Inlet Rules of that Board, that the fixture be protected with an approved vacuum breaker and check valve as required by said Rules.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 652-59-SM

**APPLICANT**—Willamette Valley Lumber Company, and Willamette National Lumber Company, owners.

**APPEARANCES**—

For Applicant: William H. Scheick.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Not Voting: Vice Chairman Kleinert ..... 1

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:  
652-59-SM—Willamette Valley Lumber Co., Dallas, Oregon, filed for approval of the material known as CD Interior Douglas Fir and Western Softwood Plywood Sheathing (Silver Ply) for use in New York City under the provisions of Sections C26-538.0 and C26-242.0 Administrative Building Code.

USE: Exterior sheathing.

**DESCRIPTION:** The material is either  $\frac{3}{8}$ " Douglas fir or  $\frac{5}{16}$ " Western softwood plywood. The plywood is made under commercial standard CS-45-55 and CS-122-56 and all plywood is under the quality control program of the Timber Engineering Company.

**INSPECTION AND TEST:** Both the Douglas fir and the Western softwood plywood were tested by the Forest Products Research.

The Douglas fir carried a racking load of 8200 lbs. and the softwoods carried a racking load of 6200 lbs. both above the Board's requirements of 6000 lbs. and both panels were constructed without any bracing between the studs.

**RECOMMENDATION:** The Committee on Test recommends the approval of the CD Interior Douglas Fir and Western Softwood Plywood Sheathing (Silver Ply) in thickness of  $\frac{3}{8}$ " and  $\frac{5}{16}$ " respectively for use in New York City under the provisions of Section C26-538.0 Administrative Building Code as a sheathing to be used on Class IV construction under the provisions of Section C26-242.0 Administrative Building Code, on condition that the material be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 652-59-SM." The Committee further recommends that, as the panel, successfully tested, was constructed without bracing between the studs, the frame does not have to have bracing between the studs.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 894-59-SA

**APPLICANT**—Norge Div. Borg-Warner Corporation, Effingham, Illinois, owner.

**APPEARANCES**—

For Applicant: William C. Person.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:  
894-59-SA—Norge Div. Borg-Warner Corp., owner, Effingham, Ill., filed December 24, 1959 for approval of the appliance known as Norge-Commercial Horizontal Washer Model SSDL-1 under the provisions of Sections C26-178.0.b. & C26-1277.0.h. of the Administrative Building Code and the Submerged Inlet Rules of the Board.

**USE:** An automatic coin operated washing machine for use in self-service laundries having a 16 lb. capacity, dry weight maximum.

**DESCRIPTION:** The appliance is designed so the inlet hot and cold water is connected directly to a brass thermostatic water mixing valve. This water mixing valve on "warm setting" regulates the water to maintain about 100 degrees F. On the "hot setting" the temperature of the water is not changed by this valve and as a result, the water entering the cylinder is the temperature of the supply water.

From the mixing valve the water next passes through a brass syphon breaker. This syphon breaker is horizontal and has a venturi designed into it so as to maintain pressure on the down stream side. This syphon breaker has a minimum one inch gap. From the syphon breaker the water passes through a nozzle which gives it a patterned spray as the water enters the cylinder (clothes basket) at the top and front of the cylinder. The proper level of the



# MINUTES

water entering the cylinder is controlled by a pressure switch in the bottom of the tank.

After the water entering the cylinder has served its purpose (either washing or rinsing), it is drained from the machine through the bottom of the tank via a hard particle trap. The drain pump is of a centrifugal type which forces the water into a stand pipe through a  $1\frac{1}{8}$ " diameter hose. The stand pipe must be  $1\frac{1}{2}$ " in diameter and a minimum of 18 inch in height above the base of the machine.

The machine goes through the following operations during a complete cycle after the washer is started by the introduction of a coin through the coin slide.

*Water Fill*—approximately 4 minutes with cylinder in tumbling speed 48 r.p.m.

*Wash*— $10\frac{1}{2}$  minutes with cylinder in tumbling speed 48 r.p.m.

*Drain*—30 seconds with cylinder in tumbling speed 48 r.p.m.

*Suds Break*— $3\frac{1}{2}$  minutes water spray entering with drain open and cylinder at tumbling speed 48 r.p.m.

*Distribute*—30 seconds. No water entering, with drain open and cylinder tumbling at 48 r.p.m.

*Spin*—30 seconds with no water entering. Drain open. Spin speed 300 r.p.m.

*Spray Rinse*— $3\frac{1}{2}$  minutes. Water spray entering. Drain open and tumbling speed at 48 r.p.m.

*Distribute*—30 seconds. No water entering. Drain open. Tumbling at 48 r.p.m.

*Spin*—30 seconds. No water entering. Drain open. Spin speed 300 r.p.m.

*Spray Rinse*—1 minute. Water spray entering. Drain open. Tumble Speed 48 r.p.m.

*Fill for deep rinse*—approximately  $2\frac{1}{2}$  minutes. Water entering. Drain closed. Tumbling speed 48 r.p.m.

*Deep Rinse*—30 seconds with water in cylinder and drain closed. Tumble speed 48 r.p.m.

*Drain & Distribute*—no water entering. Drain open. Tumbling at 48 r.p.m.

*Spin Spray Rinse*—Water spray entering. Drain open. Spin speed 300 r.p.m.

The machine has a capacity of 16 lbs., dry weight maximum.

**INSPECTION & TEST:** All details of construction were examined by Ass't. Architect T. W. Farricker, and it was noted that the air gap complies with the requirements of the Submerged Inlet Rules of the Board.

The syphon breaker with the one inch gap has been approved by Chicago and Los Angeles Plumbing Laboratories. The washer was also tested and approved at the Underwriters Laboratories, 207 E. Ohio St., Chicago, Ill., under file No. E 10860 and a certificate use issued.

**RECOMMENDATION:** The Committee on Test recommends that the Norge-Commercial Horizontal Washer Model SSDL-1 having a capacity of 16 lbs. be approved for use in New York City where permitted by the Zoning Law when constructed as herein described and when a 1 inch gap is maintained and when installed in accordance with the requirements of the Submerged Inlet Rules of the Board and further that all appliances bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 894-59-SA."

The Committee further recommends that all battery installations be submitted to the Department of Buildings so that adequate provisions may be made to provide a sufficient size drain to take care of the number of machines involved.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 310-60-SA

**APPLICANT**—Morris Kweller for Clesco National Inc., owner—dryer.

## APPEARANCES—

For Applicant: Morris Kweller.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker

Negative: 5  
0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

310-60-SA—Morris Kweller for Clesco National Inc., Miami, Fla. filed for approval of the appliance known as Clesco Dryer, Model Jet 60 under the provisions of Section C26-191.0 and Article 12 Administrative Building Code.

**USE:** For drying wet washed clothes by the application of gas heat.

**DESCRIPTION:** The Clesco Jet 60 dryer is a coin operated clothes dryer for commercial or apartment house basement and cellar installation. It is a cabinet type unit, 68 inches in height,  $29\frac{1}{2}$  inches wide and  $37\frac{1}{2}$  inches deep with a window type door  $17\frac{1}{2}$  inches in diameter. Insulation is provided around the interior sides of the cabinet.

The clothes drying tumbler installed in the center section of the unit is a perforated metal cylinder 26 inches in diameter and  $25\frac{1}{4}$  inches deep. Its nominal capacity is 27 pounds. An ultra violet lamp is installed in this section just above the tumbler.

The upper section of the unit houses the gas burner with controls, an air switch safety control and a thermostat adjustable for high, medium or low setting.

A duct is installed at the burner and leads to the section below.

The lower section of the unit contains a lint trap and an exhaust fan with 8 inch outlet. An electric motor drives both the tumbler and exhaust fan.

In operation, after the damp clothes are placed in the tumbler, the door must be securely closed and the proper coin inserted in the coin slot. This activates the electrical system and starts the tumbler and exhaust fan. The air switch being drawn into proper position makes electrical contact and permits gas to flow to the burner where it is ignited by the pilot. The exhaust fan draws the heat down through the tumbler compartment, then through the lint trap below and then to outdoors through an 8 inch flu or outlet pipe.

The feed door is interlocked with other components of the system so that if it is opened, electric motor and gas burner are shut down. If the exhaust fan should fail to operate or if the lint trap should be opened, the air switch will act to cut off gas supply to the burner. The burner is equipped with a safety pilot to cause a complete gas cut off in case of pilot flame failure.

**INSPECTION AND TEST:** A typical dryer was inspected at 55-20 15th Avenue, Brooklyn by Assistant engineer George F. Sklenarik and Morris Kweller representing the applicant.

The unit operated satisfactorily as designed.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Clesco Dryer, Model Jet 60 for use in New York City when installed in accordance with this report and the manufacturer's recommendations and the requirements of Article 12 Administrative Building Code and provided that each dryer shall bear a label, permanently affixed reading, "Approved by the Board of Standards



# MINUTES

and Appeals for use in New York City under Cal. No. 310-60-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 482-60-SA

APPLICANT—Hauck Manufacturing Company, owner.  
APPEARANCES—

For Applicant: Walter W. Weekes.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
482-60-SA—Hauck Manufacturing Co., Brooklyn, New York, filed for approval of the appliance known as Heetwave Salamander, Model HWG-2050, under the provisions of Section C19-91.0 Administrative Code and the requirements of the Fire Commissioner.

USE: A space heater for temporary use in the setting of concrete and the drying of plaster construction work.

DESCRIPTION: The Heetwave Salamander, Model HWG-2050, is a portable floor type space heater made of a heavy gauge sheet steel shell with hood on top and a floor plate installed beneath the burner. The heater is supported on three iron legs. Overall height is 25 inches.

The burner is of the upshot design and a baffle plate is installed within the shell approximately 2½ inches above the burner tube so that the flame will impinge upon it. The burner orifice is sized for 50,000 Btu per hour maximum. Controls include a manual shut off valve, thermocouple and pilot with automatic shut off valve.

Propane gas is supplied to the heater through a heavy wall neoprene hose from a standard 1 C.C. cylinder. A regulator, preset at 11 inches water column is installed at the cylinder and connection are threaded.

INSPECTION AND TEST: A sample unit was inspected and tested at 124 10th Street, Brooklyn, New York, by Ass't. Engr. G. F. Sklenarik.

The heater functioned satisfactorily as designed.

RECOMMENDATION: The Committee on Test recommends the approval of the Heetwave Salamander, Model HWG-2050, rated at 50,000 Btu per hour input as an unvented space heater for temporary use in drying concrete and plaster construction in accordance with this report and the provisions of Section C19-91.0 Administrative Code, Rule 2.7 of the Board's Rules for the Erection, Alteration, Repair, Excavation for and Demolition of Buildings and the requirements of the Fire Commissioner, provided that each heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 482-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 587-49-SM

APPLICANT—North American Cement Corp., owner—Portland Cement. North American Anti-Bacterial Cement, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Withdrawn.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 614-43-SM

APPLICANT—The Hastings Pavement Company, owner.  
SUBJECT—Hastings Compressed Asphalt Blocks and Tiles, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 9-44-SM

APPLICANT—X-Pando Corporation, owner.

SUBJECT—X-Pando Caulking Compound, approval of.

APPEARANCES—

For Applicant: William F. Mano.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 12-44-SM

APPLICANT—X-Pando Corporation, owner.

SUBJECT—Causeal, approval of.

APPEARANCES—

For Applicant: William F. Mano.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 13-44-SM

APPLICANT—X-Pando Corporation, owner.

SUBJECT—X-Pandotite (interior repair cement), approval of.

APPEARANCES—

For Applicant: William F. Mano.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 14-44-SM

APPLICANT—X-Pando Corporation, owner.

SUBJECT—X-Pando Pointing Mortar (waterproofing cement), approval of.

APPEARANCES—

For Applicant: William F. Mano.



# MINUTES

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 480-46-SA

APPLICANT—The Prosperity Company, Inc., owner.  
SUBJECT—Application for consideration—dismiss reopening of June 4, 1957—re Prosperity Economic Dry Cleaning Unit, Models 5A, 6A and 7a; previously approved.

## APPEARANCES—

For Applicant: Sol Liebowitz.

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 657-46-SA—Vol. II

APPLICANT—General Electric Supply Corp. for Hotpoint, Inc., owner.

SUBJECT—Application for consideration—dismiss reopening of March 1, 1955—re Hotpoint Automatic Dishwasher, Model LC2; previously approved.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 1004-46-SM

APPLICANT—Lee Lime Corporation, owner.

SUBJECT—Minute Man Finishing Hydrate, approval of.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 1138-48-SM

APPLICANT—Webb Manufacturing Company, owner.

SUBJECT—Webb Manufacturing Company, Nylon Taffeta, approval of.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 292-49-SA

APPLICANT—Florence Stove Company, owner.

SUBJECT—Florence Gas Radiant Space Heater, Models FR351-9 and FR356-9, approval of.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 642-49-SM

APPLICANT—Sargent & Company, owner.

SUBJECT—Sargent Dualock, Model 4505, etc., approval of.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 708-49-SA

APPLICANT—Washburn & Granger, Inc., owner.

SUBJECT—Dean Type "K" Incinerator, approval of.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 801-49-SA

APPLICANT—Airtemp Division of Chrysler Corporation, owner.

SUBJECT—Chrysler Airtemp Oil-fired furnaces Models FLF-90A and A-103 and Stokol Stoker Oil-fired Furnaces, Models OFA-24 and OFA-32, approval of.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 38-53-SM

APPLICANT—Marietta Concrete Corporation, owner.

SUBJECT—Precast Concrete and insulation sandwich wall panel, (exteriors of steel frame buildings), approval of.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 282-60-A

APPLICANT—Ivan Pinsker for Permatex Company Incorporated, owner.

SUBJECT—Application April 1, 1960—Appeal from a decision of the Borough Superintendent re—6000 gallon storage tank.

PREMISES AFFECTED—1720 Avenue Y, south side, from East 17th Street to East 18th Street, 2501-2541 East 17th Street, Block 7438, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Ivan Pinsker.

ACTION OF BOARD—Appeal granted on condition.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 2, 1960 on Misc. Applic. 3105-59, reads:

"1. Proposed use of 6000 gal. storage tank for alcohol for use in manufacturing of inflammable mixtures is contrary to C19-59 (M)."

and

WHEREAS, the applicant states that the building is 52 feet 8 inches by 171 feet 8 inches in area, 3 stories, 39 feet high, of class 1 construction, located in manufacturing and business use, D area, class 1 height district, built in 1921, now used and occupied since 1939: basement—boiler room and storage; 1st floor—office, shipping and packaging, 17 persons; 2nd floor—packaging, 33 persons; 3rd floor—manufacturing of automotive specialties, etc., 7 persons; yard—tanks for ingredients of products manufactured on the 3rd floor; substantially in accordance with Certificate of Occupancy #99931, issued January 30, 1941, against Alt. Applic. 4495-39; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the premises in question consist of an irregularly shaped plot, on which is located a manufacturing building, five metal warehouses and a "Tank Farm" for underground storage tanks; that the premises are used for the manufacture of automotive specialties as brake fluid, anti-freeze, engine conditioners, etc.; that a Fire Department Permit 573562 classifying premises as a technical establishment is in force at present; that a Certificate of Occupancy #99931 has been issued by the Department of Buildings for factory usage for class I building; that the present chemical storage is maintained in 17 buried tanks for flammable materials, and two above ground tanks for hydrochloric acid and carbon tetrachloride; that raw materials are pumped by pump set on 1st floor to mixing room on 3rd floor; that all existing operations have been approved by both Department of Buildings and Fire Department under applications as noted on attached plans; that because of requirement for additional storage capacity for raw materials, Misc. Applic. 3105-59 was filed with the Department of Buildings; that application requested permission for installation of two 8,000 gallon and one 6000 gallon buried tank for storage of oils with flashpoints over 300°F, and one 6,000 gallon tank for storage of isopropyl alcohol flashpoint is approximately 80°F; that the isopropyl alcohol is used as one of the ingredients in the manufacture of brake fluid; that brake fluids are usually classified as inflammable mixture by the Fire Department except where actual tests show flash points over 100°F; that it has been the practice of the Fire Department and Building Department to classify all ingredients of inflammable mixture with flashpoints under 100°F as volatile inflammable oils under the reading of C19-59 and therefore to limit the tank size for their storage to 1,500 gallons; that the proposal for installation of one 6,000 gallon tank for storage of isopropyl alcohol is used as one of the ingredients in the made in order to conserve area and simplify piping and pumping arrangements; that the proposed tank would be encased in 12 inch concrete as required for tanks storing volatile inflammable oils; that no additional above ground pumping facilities for alcohol are contemplated; that new tank would be tied directly into existing pumps; that fire hazard inherent in storage and use of isopropyl alcohol is less than that of petroleum solvents for the reason that the alcohol is completely miscible with water.

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated March 2, 1960, acting on Misc. Applic. 3105-59, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the

installation shall be in accordance with drawing filed with this appeal dated April 1, 1960, 1 sheet and that such auxiliary fire-fighting equipment shall be installed as the Fire Commissioner may require.

## 119-60-A

APPLICANT—Andrew Di Camillo for Pascor Realty Corporation, owner.

SUBJECT—Application February 11, 1960—appeal from a decision of the Borough Superintendent, re Exits and Conveyor from first to third floors.

PREMISES AFFECTED—452 West 19th Street, south side, 100 feet east of 10th Avenue, Block 716, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Frank Cellitto.

ACTION OF BOARD—Laid over to October 11, 1960, at 2 P. M. at the request of applicant to file revised plans.

## 138-60-A

APPLICANT—Hurley and Hughes for 71 Murray Street Corporation, owner.

SUBJECT—Application February 24, 1960—Appeal from a decision of the Borough Superintendent, re—Labor Law.

PREMISES AFFECTED—71-73 Murray Street, north side, 74 feet 3¾ inches west of West Broadway, Block 132, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Frank Farinella.

ACTION OF BOARD—Laid over to October 4, 1960, at 2 P. M. for inspection and decision and examination of new papers.

## 283-60-A

APPLICANT—William J. Karp for Silvino Giannasca, owner; Orium Products, Incorporated, lessee.

SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner—re manufacture of inflammable mixtures, buried storage system required, etc.

PREMISES AFFECTED—10-20 45th Road, south side, 125 feet east of Vernon Boulevard, Block 49, Lots 6 and 10, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: William J. Karp.

ACTION OF BOARD—Laid over to October 4, 1960, at 2 P. M. for inspection and decision.

## 306-60-A

APPLICANT—Thomas V. Burke, Boro Supt. Dept. of Buildings, 228-232 West 42nd Street Realty Corp., owner; Huberts Museum, lessee.

SUBJECT—Application April 25, 1960—Revocation of Certificate of Occupancy #31000—re Alteration #1266 of 1944.

PREMISES AFFECTED—228-232 West 42nd Street, south side, 350 feet west of 7th Avenue, Block 1013, Lot 46, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: Max Schaffer.

ACTION OF BOARD—Laid over to October 4, 1960, at 2 P.M. for hearing and inspection; Building Department representative to be present.

## 319-60-A

APPLICANT—Hady H. Craigwell for Irving Leherfeld owner.

SUBJECT—Application April 28, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 171 subdivision 3 of the Multiple Dwelling Law and a decision of the Borough Superintendent—re Class 3 construction area excessive, egress.

PREMISES AFFECTED—65-48 to 65-54 Grand Avenue south side, 23 feet west of 66th Street, Block 2775, Lots 1 and 7, Maspeth, Borough of Queens.



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## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to October 4, 1960, at 2 P.M. for hearing and inspection; Fire Department representative to be present.

## 325-60-A

APPLICANT—Oscar I Silverstone for Congregation Emes Wozdek of Washington Heights Incorporated, owner.

SUBJECT—Application April 29, 1960—Appeal from an order and a decision of the Fire Commissioner—re Automatic Sprinkler system.

PREMISES AFFECTED—3940-3960 Broadway, 1119-1121 St. Nicholas Avenue, 565 West 165th Street and 560-564 West 166th Street, Block 2124, Lot 43, Borough of Manhattan. (Block bounded by Broadway, West 165th Street, St. Nicholas Avenue and West 166th Street, entire block).

## APPEARANCES—

For Applicant: Oscar I. Silverstone.

ACTION OF BOARD—Laid over to October 4, 1960, at 2 P.M. for inspection and decision; hearing closed.

## 342-60-A

APPLICANT—E. Richard Crino for Abraham Klinghoffer, owner.

SUBJECT—Application May 4, 1960—Appeal from a decision of the Borough Superintendent—re Frame building, increase from one to two families.

PREMISES AFFECTED—2536 Young Avenue, east side, 518 feet south of Allerton Avenue, Block 4470, Lot 22, Borough of The Bronx.

## APPEARANCES—

For Applicant: E. Richard Crino and Mrs. A. Klinghoffer.

ACTION OF BOARD—Laid over to October 4, 1960, at 2 P.M. for inspection and decision; hearing closed.

## 28-59-BZ

APPLICANT—Henry J. Nurick for the 160 3rd Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 2, 1960—re Application, decision of Borough Superintendent; previously granted on condition, under Sections 7h and 7c of the Zoning Resolution, permitting in a business use and local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—156-160 Third Avenue, west side, 25 feet 6 inches south of East 16th Street, Block 871, Lots 44 and 45, Borough of Manhattan.

## APPEARANCES—

For Applicant: Henry J. Nurick.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker

Negative

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 2, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 2, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 1790/58)

## 312-24-BZ—Vol. II

APPLICANT—Kommel & Rogers for Benjamin Gursky, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 21, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7A of the Zoning Resolution, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores); to be used as retail stores restricted to occupancy permitted in a restricted retail use district with show windows and window signs beyond the permitted distance from the intersection for a term of years.

PREMISES AFFECTED—1418-1424 Elm Avenue and 1310-1320 East 15th Street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Myron Kommel.

ACTION OF BOARD—Application reopened and set for hearing on October 18, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker

Negative

## 402-40-BZ

APPLICANT—Alvin J. Sander for Agnes M. Hall, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 3, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use F area district, the erection and maintenance of a building to be used as an auto laundry, lubritorium, office and boiler room in conjunction with a gasoline service station on a plot previously occupied as a gasoline service station.

PREMISES AFFECTED—144-39 to 144-47 Farmers Boulevard, southeast corner of South Conduit Avenue, Block 4517, Lot 1 and part of Lot 3, Springfield, Borough of Queens.

## APPEARANCES—

For Applicant: Alvin J. Sander.

ACTION OF BOARD—Application reopened and set for hearing on October 18, 1960, at 10 A. M., to consider extension of time to obtain permits and complete the work, which had expired by limitation requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker

Negative: Commissioner Fox

## 209-46-BZ—Vol. VI

APPLICANT—Carl H. Salminen for H. M. Williams Chevrolet, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. VI subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7h of the Zoning Resolution, permitting in a residence and retail use district, the extension of the existing parking lot for more than 5 cars to include cars waiting to be serviced in conjunction with the present auto showroom, offices, greasing, parts dept., minor repairs and welding incidental thereto, spray booth, also washing and wheel alignment in conjunction with the present Chevrolet Agency on premises, parking of more than 5 cars and used cars sales.

PREMISES AFFECTED—94-05 Northern Boulevard and 32-02 to 32-60 Junction Boulevard, northwest corner,



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Block 1423, Lots 1, 2 and 45, Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: Charles Nelson.

ACTION OF BOARD—Application reopened as Vol. VI, subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 395-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Eleanor H. Howard, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the construction and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs, parking and storage of more than five motor vehicles with a business entrance within 75 feet of a residence use district for a term of 15 years.

PREMISES AFFECTED—1727-1737 Bedford Avenue and 112-122 Sullivan Place, southeast corner, Block 1307, Lot 6, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, and set for hearing October 25, 1960, at 10:00 A.M.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 72-54-BZ—Vol. II

APPLICANT—Degenhardt, Miller and Lindberg for Flushing Hospital and Dispensary, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under Section 7h of the Zoning Resolution, to permit in a residence use district the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

PREMISES AFFECTED—146-11 to 146-17 Elm Avenue, north side, 101.83 feet east of Burling Street, Block 5198, Lot 39, Borough of Queens.

## APPEARANCES—

For Applicant: Eugene Miller.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, with the exception that that drawings and photographs previously filed may be used.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 698-54-BZ

APPLICANT—Dalo Auto Body Works, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 26, 1960

—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, for a term of ten years, the change of use of premises to motor vehicle repair shop.

PREMISES AFFECTED—2953 Boston Road, west side, 100 feet north of 2918 Paulding Avenue, Block 4555, Lot 25, Borough of The Bronx.

## APPEARANCES—

For Applicant: Louis Levitz.

ACTION OF BOARD—Application reopened and set for hearing on October 18, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 187-55-BZ

APPLICANT—Leonard F. Rothkrug for Anthony D'Angelo, owner.

SUBJECT—Application for consideration—reopening for extension of time to obtain Certificate of Occupancy which expired June 11, 1957—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a business use C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—356 Evergreen Avenue and 29-35 Harmon Street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and set for hearing on October 18, 1960, at 10 A. M., to consider extension of time to obtain permits and complete the work, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice; the applicant states that all work has been completed but additional time is required to obtain a certificate of occupancy.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 102-57-BZ—Vol. II

APPLICANT—Burke & Groh for William Corcoran, Salvatore J. Baudo and Edward D. Lloyd, owners; Roadaire Enterprises, John N. Pappas, Bell Stores G & G Auto Sales, lessees.

SUBJECT—Application for consideration—reopening as Vol. II, subject to regular procedure—Application, decision of the Borough Superintendent; previously withdrawn, under Sections 7c and 7e of the Zoning Resolution, to permit in a business and residential use district, the change in occupancy of an existing one and two story building from non-storage garage for more than five motor vehicles, gasoline service station, showroom, auto repair shop and paint room to auto laundry, simonizing, store and office, gasoline service station and storage of motor vehicles awaiting service.

PREMISES AFFECTED—213-02 to 213-20 Northern Boulevard, southwest corner of Bell Boulevard, Block 7313, Lots 19, 23, 27 and 39, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: Jerrold I. Ehrlich.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 403-57-BZ—Vol. III

APPLICANT—Sidney H. Kitzler for Jacob Fialkoff and  
Nathan Karell, owners.

SUBJECT—Application for consideration—reopening as  
Vol. III, subject to regular procedure—re Application, de-  
cision of the Borough Superintendent; previously denied,  
under Sections 7f, 7i and 7A (d) of the Zoning Resolu-  
tion, to permit in a local retail use district, the erection  
and maintenance of a gasoline service station, lubritorium,  
office, accessory store, auto and auto parts salesroom,  
minor auto repairs, parking of cars awaiting service and  
show windows within 75 feet of a residence use district,  
for a stated term of fifteen (15) years.

PREMISES AFFECTED—3076-3092 Avenue U and 2118-  
2128 Bringham Street, southwest corner, Block 7369, Lot 4,  
Borough of Brooklyn.

## APPEARANCES—

For Applicant: Sidney H. Kitzler and R. S. Hardy.

ACTION OF BOARD—Application reopened as Vol. III,  
subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## 275-58-BZ—Vol. III

APPLICANT—J. M. Berlinger for Brown-Turner, Inc.,  
owner.

SUBJECT—Application for consideration—reopening for  
amendment of resolution—decision of the Borough Super-  
intendent; previously granted on condition, under Sections  
7e, 9A and 21 of the Zoning Resolution, permitting in a resi-  
dence use Class 1 height district, the erection of a 6 story  
multiple dwelling with a 70 car garage that exceeds the  
allowable height, is located within 2 miles of a designated  
airport and provides for 3 retail stores on the first floor.

PREMISES AFFECTED—1261 Far Rockaway Boulevard,  
southwest corner of Beach 12th Street, Block 35, Lots 17-  
27 and Lot 31, Far Rockaway, Borough of Queens.

## APPEARANCES—

For Applicant: J. M. Berlinger and Jesse Cohen.

ACTION OF BOARD—Application reopened as Vol. III,  
subject to the regular procedure, date for hearing set for  
October 25, 1960, 10 A. M.; applicant to file new deci-  
sion of the Borough Superintendent, which will give in  
detail the items which do not comply with the Zoning  
Resolution; the applicant to file a complete statement  
enumerating the differences between the new proposal and  
the variance granted in the resolution adopted by the  
Board under Vol. I; affected property owners to be noti-  
fied.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox, Commissioner Sleeper and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 68-58—BZ

APPLICANT—Department of Traffic, City of New York,  
owner.

SUBJECT—Application for consideration—reopening for  
extension of time to complete—re Application, decision of  
the Borough Superintendent; previously granted on con-

dition, under Section 7h of the Zoning Resolution, per-  
mitting in a residence use district, the maintenance of a  
municipal parking lot for more than five motor vehicles.

PREMISES AFFECTED—2869-2883 Pitkin Avenue,  
north side from Sheridan to Grant Avenues, Block 4222,  
Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: A. E. Kane.

ACTION OF BOARD—Application reopened and set for  
hearing on October 18, 1960, at 10 A. M., to consider ex-  
tension of time to obtain permits and complete the work,  
requiring a new decision of the Borough Superintendent,  
which has been filed, and two publications in the Bulletin  
as notice.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: Vice Chairman Kleinert ..... 1

## 669-58-BZ

APPLICANT—Department of Traffic, City of New York,  
owner.

SUBJECT—Application for consideration—reopening for  
extension of time to complete—re Application, decision of  
the Borough Superintendent; previously granted on con-  
dition, under Section 7h of the Zoning Resolution, per-  
mitting in a residence use district, the maintenance of a  
municipal parking lot for more than five cars.

PREMISES AFFECTED—2885-2907 Pitkin Avenue,  
north side from Grant Avenue to Elderts Lane, Block  
4223, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: A. E. Kane.

ACTION OF BOARD—Application reopened and set for  
hearing on October 18, 1960, at 10 A. M., to consider  
extension of time to obtain permits and complete the  
work, requiring a new decision of the Borough Superin-  
tendent, which has been filed, and two publications in the  
Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## 356-59-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Ned Kalesh,  
owner; Andrea Catering Corporation, lessee.

SUBJECT—Application for consideration—reopening for  
amendment of resolution—re Application, decision of the  
Borough Superintendent; previously granted on condition,  
under Sections 7e and 21 of the Zoning Resolution, per-  
mitting in a retail and residence use C area district, a  
one-story extension to a building used as a commissary  
for a catering establishment and the use of the proposed  
building as extended for catering use and commissary with  
an occupied area in excess of the permitted.

PREMISES AFFECTED—8609-8613 Fort Hamilton Park-  
way, east side, 67 feet 5 inches south of 86th Street, Block  
6053, Lot 14, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and Anthony T.  
Nappi.

ACTION OF BOARD—Application reopened as Vol. II,  
subject to the regular procedure, applicant to correct his  
drawings.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

Adjourned 4:10 P.M.

JAMES P. MULROY, *Secretary.*



# CORRECTION

## \*CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on July 19, 1960 as they appeared in Bulletin No. 30, Vol. 45, are hereby corrected to read as follows:

### 924-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of the existing gasoline service station, office, store and lubritorium, and extend the uses to include minor auto repairs, car washing, utility room, ground sign, parking and storage of motor vehicles and the installation of six (6) additional 550 gallon gasoline tanks and *two (2) additional* dispensing pumps.

PREMISES AFFECTED—113-11 to 112-23 (113-21 official) Merrick Boulevard, and 171-01 to 171-07 Linden Boulevard, northeast corner, Block 10287, Lot 1, St. Albans, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commisisoner Becker ..... 5  
Negative: ..... 0

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 7i, to permit in a retail use district, the reconstruction of the existing gasoline service station, office, store and lubritorium and extension of uses to include minor auto repairs, car washing, utility room, ground sign, parking and storage of motor vehicles and the installation of six additional 550 gallon gasoline tanks and *two additional* dispensing pumps, *on condition* that all work shall be done in accordance with drawings filed herewith dated December 29, 1959, 6 sheets and February 3, 1960, 1 sheet, except that the pumps on Linden Boulevard shall be located 15 feet from the building line; that the curb cuts shall be maintained as existing in the same locations on Merrick Boulevard; that entrances to men's and women's toilets shall be made remote from each other; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

\*Correction—In the Subject and Resolved portions "four dispensing pumps" corrected to read "*two additional dispensing pumps*"; all as shown in italics above.

## \*CORRECTION

That portion of the resolution of the meeting of the Board of Standards and Appeals held on November 24, 1959, as they appeared in Bulletin No. 48, Vol. 44 are hereby corrected to read as follows:

### 803-26-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the proposed alteration and extension of existing service station, office and parking of more than 5 cars, sale of used cars to gasoline service station, office and sales, lubritorium, automobile

repairing, body and fender work, incidental painting and spraying of motor vehicles, with frame automatic sign above roof level.

PREMISES AFFECTED—5238-5260 Kings Highway, west side, 300 feet 8¼ inches south of Farragut Road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Howard R. Kronland.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on October 9, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 8, 1957; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1927, as amended through October 8, 1957, by adding thereto:

"that the 48 foot 9 inch portion of the front wall may be reconstructed and the entire front of the accessory building may be covered with an approved type porcelain enamel, as shown on revised drawings dated October 15, 1959, 2 sheets, *on condition* that other than as herein *amended* the resolutions above cited shall be complied with in all respects." (BN2423/59)

\*Correction—In the Resolved portion, the following has been deleted to correct: "*and that a certificate of occupancy shall be obtained.*"

## \*CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on July 19, 1960 as they appeared in Bulletin No. 30, Vol. 45 are hereby corrected to read as follows:

### 38-47-SM—Vol. I

APPLICANT—Bergen Building Block, Inc., owner.

### APPEARANCES—

For Applicant: N. C. Castronova.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

RECOMMENDATION: On the basis of the tests and the data filed by the applicant, the Committee on Test recommends that the resolution adopted July 13, 1948 and amended through June 23, 1959 under Calendar 38-47-SM—Vol. I be reopened and amended so as to include the additional masonry units so that the units recommended for approval under this resolution, including those previously approved are as follows:

#### Cinder:

- A) Hollow—3" x 8" x 18", 4" x 8" x 18", 8" x 8" x 16", 10" x 8" x 16", 12" x 8" x 16"
- B) Solid—8" x 8" x 16" back up, 4" x 8" x 18", 8" x 8" x 18", 12" x 8" x 16"

#### Concrete:

- A) Hollow—4" x 8" x 18", 8" x 12" x 16", 12" x 8" x 18", 10" x 8" x 18", 8" x 8" x 18", 6" x 8" x 18"
- B) Solid—12" x 8" x 16", 10" x 8" x 18", 8" x 8" x 18",



# CORRECTION

6" x 8" x 18", 4" x 8" x 18", 3" x 8" x 18",  
8" x 8" x 18" Header

Lelite:

- A) Hollow—8" x 8" x 18", 4" x 8" x 18", 12" x 8" x 18",  
12" x 8" x 16", 10" x 8" x 18", 6" x 8" x 18",  
8" x 8" x 16"  
B) Solid—8" x 8" x 18", 12" x 8" x 18", 12" x 8" x 16",  
10" x 8" x 18", 6" x 8" x 18", 3" x 8" x 18",  
8" x 8" x 18", Header 12" x 8" x 18"

Waylite:

- A) Hollow—8" x 8" x 18", 8" x 10" x 18"  
B) Solid—8" x 8" x 18", 8" x 12" x 18"  
C) Headers—8" x 8" x 8", 6" x 9" x 18"

and concrete brick made either of *Lelite* or sand and gravel on condition that the requirements of the resolution adopted July 13, 1948 and amended through June 23, 1959 under Cal. 38-47-SM—Vol. I are complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

\*Correction—Under Recommendation, Concrete B) size corrected from 6" x 8" x 16" to 6" x 8" x 18" under *Lelite* B) 10" x 8" x 16" to 10" x 8" x 18" and Header 6" x 8" x 18" to Header 12" x 8" x 18"; all as shown in italics above.

## \*CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on July 19, 1960 as they appeared in Bulletin No. 30, Vol. 45 are hereby corrected to read as follows:

239-56-SM

APPLICANT—Stoneman Engineering and Manufacturing Company, owner—roof flashing.

APPEARANCES—

For Applicant: Alexander Mast.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker

Negative: ..... 5

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 239-56-SM—Stoneman Engineering & Manufacturing Co. filed March 12, 1956 for approval of *Semco* Stormtite Roof Flashing Assemblies Models 1000, 1010, 1100, 1200 and 1210 with Dash 7 or 8 Cast Iron Counterflashing Sleeve with Vandal Proof Hood under the provisions of Section C26-191.0 Administrative Building Code.

USE: A lead flashing.

DESCRIPTION: The construction of the assembly is the same as the construction considered under Cal. 239-56-SM with the addition of a cast iron hood installed so that the free area of the hood is twice the area of the pipe. All details of construction were examined in conjunction with Cal. 240-56-SM.

RECOMMENDATION: The Committee on Test recommends the approval of the *Semco* Stormtite Roof Flashing Assemblies Models 1000, 1010, 1100, 1200 and 1210 with Dash 7 or 8 Cast Iron Counterflashing Sleeve with Vandal Proof Hood for voluntary use in New York City under the provisions of Section C26-191.0 Administrative Building Code on condition that the cartons in which the material is marketed shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Cal. 239-56-SM."

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

\* Correction: In the Resolution and Recommendation portions *Stemco* is corrected to read *Semco*, as shown in italics above.

# RULES

RULES FOR TESTS OF FIRE-RESISTIVE, FLAMEPROOFED MATERIALS, SUCH AS TEXTILES, PAPER, SIMILAR MATERIALS AND ADHESIVES USED FOR DECORATIVE PURPOSES AND TREATED ACOUSTICAL DRAPERIES, CARPETS AND SIMILAR MATERIALS FOR USE IN PLACES OF PUBLIC ASSEMBLY AND SPECIAL OCCUPANCY STRUCTURES.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS MAY 3, 1940. EFFECTIVE IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, MAY 27, 1940.

[Cal. No. 294-40-SR]

## AUTHORITY:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and Section C26-721.0b (12.2) as amended by Local Law No. 170, approved November 14, 1939, and Section C19-16.1 Local Law No. 112, approved July 18, 1939.

## 1.0 SCOPE

These requirements apply to flameproofed combustible materials used for decorative or other purposes within special occupancy structures as defined in Section C26-715.0 (12.1.1) and other places of public assembly as provided in Section C19-161.0 which was amended by Local Law No. 112.

## 2.0 GENERAL REQUIREMENTS

It shall be unlawful for any person to use any decorations, drape, curtain or scenery used for artistic enhancement which is made of combustible material, unless painted or saturated with a non-combustible material or liquid or otherwise rendered safe against fire to the satisfaction of the



BOARD OF STANDARDS AND APPEALS  
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New York, N. Y.

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Urbana, Ill.

## RULES

Fire Commissioner and in accordance with the requirements of these Rules, in any building of a public character, including a hotel, theatre, restaurant, public hall, department store, and a building used or intended to be used for purposes of public assembly, amusement or instruction, and a building where large numbers of persons congregate (See Section C19-161.1) except as exempted in Rule 7.

After flameproofing, such processing as ironing, sewing and normal handling shall have no detrimental effects on the treatment of the material.

### 3.0 APPROVAL OF MATERIALS AND METHODS USED IN FLAMEPROOFING TEXTILES, ETC.

3.1 No materials or methods for flameproofing combustible materials for use under these Rules shall be used unless approved by the Board.

### 4.0 FLAMEPROOFING PROPERTIES.

The flameproofed material, when subjected to the test described in Rule 5.0, shall meet the following requirements as to fire-retardant properties.

4.1 FLASHING—No flashing shall occur at any time on the length of the test specimen. A flashing due to fuzz or bad edges may be disregarded.

4.2 DURATION OF FLAME—The average continuation of flaming shall not exceed 3 seconds.

4.3 DURATION OF GLOW—The average continuation of glow at the edge of the charred area shall not exceed an additional twenty seconds after the cessation of flaming. Glow confined to the charred area may be disregarded.

### 5.0 TESTS.

Tests for each specific installation of originally treated combustible material, or any re-tests thereof, shall be made by the Fire Commissioner, or in a laboratory approved by him, in accordance with the requirements of these Rules.

5.1 SAMPLING FOR TEST SPECIMENS — Samples of each variety of material and for every kind of treatment shall be subjected to separate test. Samples shall be of sufficient size to furnish test specimens provided for in Rule 5.2. At least three samples shall be furnished for every 500 square feet or fraction thereof.

5.2 TEST SPECIMENS—Specimens for test shall be 2 in. wide and 12½ in. long and shall be numbered on one end. Test specimens shall be carefully cut from at least three different places in the material to provide a minimum of three test specimens from each material for testing.

5.3 CONDITIONING OF TEST SPECIMENS—The test samples or test specimens shall be dried for 24 hours in a room of average temperature of 70° F., with an average humidity of 40%.

5.4 TEST FOR PERMANENCE OF CHEMICALS—Test specimens shall be suspended by folding and pinning one-half inch of the numbered end over a horizontal 8-gauge wire, placed two inches above the center of a 7-inch opening in a 3-ft. wind tunnel arrang-

ed to deliver a wind velocity to the air, at the tunnel end, of 700 lineal feet, plus or minus 50 ft. per minute, as measured by a suitable anemometer on a line with the wire. In this position the test specimens shall be whipped for five minutes. Immediately upon conclusion of this test, the specimens shall be placed in a closed dry container until required for the flame test.

5.5 APPARATUS FOR FLAME TEST—The apparatus shall consist of a ring stand 20 inches high with an adjustable clamp housed in a metal shield 12 inches square and 20 inches high, opened in front and at both ends and a Bunsen or Tirrill gas burner which shall have a tube of ¾-inch inside diameter.

5.6 FLAME TEST—A whipped test specimen shall be taken from the closed container required in Rule 5.4 and suspended vertically with one-half inch of the numbered end in a clip held in a clamp on a ring stand so that the test specimen shall hang vertically within and near the center of the metal shield required in Rule 5.5. The lower end of the test specimen shall be three-quarters of an inch above the top of the gas burner on which the air supply is shut off completely and adjusted to give a luminous flame 1½ inches long. The flame shall be applied for 12 seconds, then withdrawn. The result of the test for duration of flame and duration of glow of the three test specimens shall each be averaged and recorded. Flashing, if any, shall be noted.

### 6.0 APPROVAL AND CERTIFICATION.

The approval of materials that have been flameproofed, as provided in Rule 1.0 and tested as required in Rule 5.0 with flameproofing properties as given in Rule 4.0 shall be limited to one year. An affidavit by the person, firm or corporation flameproofing the combustible materials shall be filed with the Fire Commissioner stating that the flameproofing compound and method complies with the approval of the Board, with calendar number thereof, and including the date of treatment and warranted period of effectiveness of the flameproofing.

6.1 The Fire Commissioner may require check tests at any time. Upon the termination of the approval, as provided for in Rule 6.0, a retest of the flameproofed combustible materials shall withstand to the following:

Flameproofed materials shall withstand a test of at least 400° F., as measured by a pyrometer, or other acceptable method, for approximately one-minute's duration by means of an open flame. Under such test, the flameproofed material shall not flash or support combustion and shall not glow outside of the char if a char is set up by the open flame. Material found not to conform to these requirements, shall be removed and replaced with materials conforming to the requirements of Rule 4.0.

### 7.0 EXEMPTION.

These Rules shall not be construed to apply to merchandise for sale or displayed for sale, to guest rooms in hotels, offices, to works of art in museums, nor to churches or places of religious worship.



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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 40

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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JOSEPH J. DOYLE, *Chief Clerk*

### PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On September 13, 1960, Petition and Order of Certiorari was served on the Board by Reginald S. Hardy, attorney for petitioner, Harold F. Goetz, owner, seeking a review of the Board's denial on July 26, 1960 of his application, reopened March 8, 1960 as Volume II—based on a decision of the Borough Superintendent—under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, office, sales, car wash, non-automatic and lubritorium; Calendar Number 275-56-BZ-Vol. II; Premises 929 Manor Road, northeast corner of Lincoln Street, Block 700, Lot 1, Castleton Corners, Borough of Richmond.

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances, will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

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(Remaining Minutes of the Meeting of September 25, 1960, will be printed in the Bulletin of October 13, 1960.)



# CALENDAR

## DOCKET

*New Cases Filed up to September 27, 1960.*

*Cal. No. Dept. Premises Affected*

**691-60-A**—B.M.—332-344 West 44th Street, south side, 250 feet east of 9th Avenue, Block 1034, Lot 48, Borough of Manhattan, Alt. 914-60, re—alteration to existing garage.

**692-60-SA**—Trane Propeller Unit Heater, various models, for suspended space heating in industrial and commercial applications, manufactured by The Trane Co., Appliance.

**693-60-A**—B.R.—164 Wolverine Street, southwest corner Wilder Avenue, Block 4400, Lot 1, Oakwood Heights, Borough of Richmond, N.B. 377-60, re—building not fronting on legal street.

**694-60-A**—B.R.—168 Wolverine Street, south side, 52 feet west of Wilder Avenue, Block 4400, Lot 45, Oakwood Heights, Borough of Richmond, N.B. 378-60, re—building not fronting on legal street.

**695-60-A**—B.R.—172 Wolverine Street, south side, 92 feet west of Wilder Avenue, Block 4400, Lot 43, Oakwood Heights, Borough of Richmond, N.B. 379-60, re—building not fronting on legal street.

**696-60-A**—B.R.—176 Wolverine Street, south side, 132 feet west of Wilder Avenue, Block 4400, Lot 41, Oakwood Heights, Borough of Richmond, N.B. 380-60, re—building not fronting on legal street.

**697-60-A**—B.R.—180 Wolverine Street, south side, 172 feet west of Wilder Avenue, Block 4400, Lot 39, Oakwood Heights, Borough of Richmond, N.B. 381-60, re—building not fronting on legal street.

**698-60-A**—B.R.—184 Wolverine Street, south side, 157.17 feet east of Thomas Street, Block 4400, Lot 37, Oakwood Heights, Borough of Richmond, N.B. 382-60, re—building not fronting on legal street.

**699-60-A**—B.R.—190 Wolverine Street, south side, 94.67 feet east of Thomas Street, Block 4400, Lot 34, Oakwood Heights, Borough of Richmond, N.B. 481-60, re—building not fronting on legal street.

**700-60-A**—B.R.—520-528 Bay Street and 40-50 Sand Street, southwest corner, Block 512, Lot 1, Stapleton, Borough of Richmond, Alt. 413-59, re—Marquee.

**701-60-BZ**—B.Bx.—727 Brush Avenue, west side, 603.62 feet north of Randall Avenue, Block 5560, Lot 62, Borough of The Bronx, N.B. 1189-60, re—motor vehicle repair shop, body and fender work, paint and spraying, welding, lubrication, etc.; boiler room and locker room, parking and storage of cars and trucks waiting to be serviced; business signs; business entrances, residence use district.

**702-60-BZ**—B.B.—985 Rockaway Avenue, east side, from Linden Boulevard, to Hegeman Avenue, Block 3636, Lots 11 to 51 inclusive, Borough of Brooklyn, N.B. 1237-60, re—proposed coverage excessive for D Area district, business and retail use district.

**703-60-SA**—DeVilbiss Gas Fired, Batch Type Convection Oven, Series TG, to provide a means for drying surface coatings, pre-heating, core baking, manufactured by the DeVilbiss Company, Appliance.

**704-60-SA**—DeVilbiss Gas Fired, Heated Air Supply Systems, to provide a means for circulating clean tempered air to replace that exhausted by ventilating fans, manufactured by the DeVilbiss Company, Appliance.

**705-60-SM**—Blok-Lok, horizontal joint reinforcement for masonry walls, manufactured by AA Wire Products Company, Material.

**706-60-SM**—Econo-Lok, horizontal joint reinforcing and ties for two Wythe masonry walls, manufactured by AA Wire Products Co., Material.

**707-60-BZ**—B.B.—5201-5215 Avenue N and 1643-1653 East 52nd Street, northeast corner, Block 7877, Lots 4, 5, 7 and 9, Borough of Brooklyn, N.B. 706-60, re—gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles in open area, retail use district; proposed ground sign; proposed show window and sign within 75 feet of a residence use district.

**708-60-BZ**—B.B.—721-731 Livonia Avenue and 539-547 Bradford Street, northeast corner, Block 3810, Lot 1, Borough of Brooklyn, Alt. 2657-60, re—proposed alteration from factory, parking and storage of motor vehicles to a motor vehicle repair shop, office, painting and spraying, welding with acetylene and oxygen torches, electrical welding machines, body and fender work, parking and storage of motor vehicles awaiting service in an open area, business use district.

**709-60-A**—F.D.—1307 Beach Channel Drive, northwest corner Mott Avenue, Block 15661, Lot 1, Far Rockaway, Borough of Queens, F.D. Order No. 3274-0, re—wet automatic sprinkler.

**710-60-SA**—Hammond Laundry Washer-Extractor, Model No. WELCA-25, Tumblytype washer-extractor, manufactured by Hammond Laundry Cleaning Machinery Company, Inc., Appliance.

**711-60-SA**—Space Ray, SRO 35 and Space Ray 50M Portable, (gas fired), overhead space heater, portable floor space heater, industrial, commercial and construction operation, but not residential, manufactured by Bright Leaf Industries, Inc., Appliance.

**712-60-A**—B.Bx.—3210-3222 White Plains Road, east side, 75 feet north of Burke Avenue, Block 4596, Lot 9, Borough of The Bronx, Alt. 432-59, re—existing marquee not permitted for new use.

### *Restored to Docket*

**1051-21-BZ—Vol. V**—B.B.—1820-1832 Cropsey Avenue and 231-245 Bay 19th Street, southwest corner, Block 6464, Lot 16, Borough of Brooklyn, Alt. 853-58, re—2-550 gal. gasoline tanks, mezzanine for offices and minor auto repairs—business and residence use district.



# CALENDAR

**696-24-BZ—Vol. II—B.B.**—1317-1327 36th Street and 123-139 Louisa Street, northeast corner, Block 5312, Lot 6, Borough of Brooklyn, Amendment to Alt. 513-58, reopened for consideration as to extension of time to complete, re—public garage, motor vehicle repair shop, lubrication, welding, etc.—manufacturing and residence use district.

**389-51-BZ—Vol. II—B.M.**—108-112 West 56th Street, south side, 150 feet west of Avenue of the Americas, Block 1008, Lots 39 and 40, Borough of Manhattan, Alt. 970-60, re—change of use of 3rd floor to garage and extending existing building to 4 stories and roof parking for garage use—business use district.

**802-40-BZ—Vol. II—B.Q.**—168-26 to 168-28 Liberty Avenue and 103-01 to 103-07 168th Place, southeast corner, Block 10222, Lots 9 and 10, Jamaica, Borough of Queens, Alt. 1479-49, reopened for consideration as to extension of term of variance, re—extension of existing motor vehicle repair shop—business use district.

**232-26-BZ—Vol. III—B.Bx.**—2255-2269 Webster Avenue, northwest corner of Ford Street, Block 3143, Lot 201, Borough of The Bronx, Amendment to Alt. 981-56, re—proposed use of storage and factory in a building partly in a residence use district and partly in a business use district.

**285-59-BZ—Vol. II—B.Bx.**—1156 Simpson Street, east side, 149 feet 9 inches south of Home Street, Block 2728, Lot 11, Borough of The Bronx, Alt. 864-58, re—proposed extension to include 2nd floor as junk shop; lot coverage of 2nd floor extension contrary—residence use district.

**286-59-A—Vol. II—B.Bx.**—1156 Simpson Street, east side, 149 feet 9 inches south of Home Street, Block 2728, Lot 11, Borough of The Bronx, Alt. 864-58, re—egress.

**472-37-BZ—Vol. IV—B.B.**—2765-2773 Cropsey Avenue and 184-196 28th Avenue, northeast corner, Block 6915, Lot 44, Borough of Brooklyn, N.B. 1355-60, re—demolition, reconstruction extension of area and extension of use of an existing gasoline service station; ground sign—residence use district.

**176-55-BZ—Vol. II—B.Q.**—147-36 Brookville Boulevard, southwest corner of 147th Road, Block 13729, Lots 30 and 33, Springfield Gardens, Borough of Queens, Alt. 574-60, re—factory, assembly of automatic transmissions and minor repairs limited to installation of automatic transmissions and extension of building; parking of cars, etc.—residence use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept of Marine and Aviation.

## RULES

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Carbon Dioxide Liquefier, Rules.. Mar. 18, 1947—Vol. 32, No. 11  
Cements, Air Entraining Portland, Rules for Approval and Use of. April 12, 1955.

Cements, Blended, Rules for Testing and Use of ..... Mar. 15, 1955—Vol. 40, No. 11  
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Oil Burner Rules ..... Feb. 11, 1947—Vol. 32, No. 6  
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Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings ..... May 27, 1954.  
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Standpipe Fireline Rules ..... June 29, 1937—Vol. 22, No. 26  
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Wire Glass Rules (Amendment to Rule 505 of Industrial Code)... June 7, 1932—Vol. 17, No. 23  
Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

**OCTOBER 11, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, October 11, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**654-59-BZ**

**APPLICANT**—Kingsway Delicatessen and Lunch Incorporated, lessee for Joseph Fennelly, owner.

**SUBJECT**—Application October 9, 1959—decision of the Borough Superintendent, under Sections 7a, 7c and 21 of the Zoning Resolution, to permit in a business and residence use C area district, the extension of the first floor of an existing building, extending the present business use into the residence portion of the plot, occupying more than the permitted area coverage with a business exit in the residence use district.

**PREMISES AFFECTED**—1906 Kings Highway, southside, 40 feet east of East 19th Street, Block 6782, Lot 70, Borough of Brooklyn.

Laid over from September 13, 1960, for hearing, to October 11, 1960, at the request of applicant.



# CALENDAR

## 846-59-BZ

APPLICANT—Herman Kron for L.B. Oil Company Incorporated, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the present uses to include car wash, auto repairs, sales of accessories and used cars, ground sign and parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—32-54 Highland Boulevard, 1731-1741 Bushwick Avenue, northeast corner of Gillin Place, Block 3481, Lots 16 and 7, Borough of Brooklyn.

## 799-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Anto Fam Realty Corporation, owner.

SUBJECT—Application reopened June 1, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage room, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—764-776 4th Avenue and 187-195 26th Street, northwest corner, Block 654, Lot 34, Borough of Brooklyn.

## 378-60-BZ

APPLICANT—John J. Tricarico for Seidmatt Realty Corporation, owner.

SUBJECT—Application May 17, 1960—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories, minor auto repairs and parking and storage of more than five (5) motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—676-684 (680 official) Castle Hill Avenue and 2200-2208 Seward Avenue, southeast corner, Block 3575, Lots 32 and 33, Borough of The Bronx.

## 103-60-BZ

APPLICANT—Herman Kron for Marine Theatre Holding Company, owner.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of additional stores, which exceeds the permitted area coverage.

PREMISES AFFECTED—3149-3173 (3171 official) Whitney Avenue, and 2259-2271 Plumb 1st Street, northeast corner, Block 7527, Lot 1, Borough of Brooklyn.

## 207-60-BZ

APPLICANT—Henry C. Brucker for Salvatore and Claudine Brienzo, owners.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of an existing one family house into a two family house.

PREMISES AFFECTED—225-23 112th Avenue, north side, 209.46 feet west of 227th Street, Block 11209, Lot 30, Queens Village, Borough of Queens.

## 359-60-BZ

APPLICANT—Lama, Proskauer and Prober for E. H. E. Properties Company, owner.

SUBJECT—Application May 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use D area district, the erection of a one story extension to the present one story factory building and exceeding the area coverage.

PREMISES AFFECTED—9301-9311 Ditmas Avenue and 751-759 East 93rd Street, northeast corner, Block 8111, Lot 9, Borough of Brooklyn.

## 542-60-BZ

APPLICANT—James J. Lyons & John J. Lynch for Catholic Charities of Archdiocese of New York; owner under contract: McCann-Erickson.

SUBJECT—Application July 15, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of an existing six (6) story building as an executive office building for advertising personnel with private dining facilities.

PREMISES AFFECTED—17 East 80th Street, north side, 120 feet west of Madison Avenue, Block 1492, Lot 11, Borough of Manhattan.

## 543-60-A

APPLICANT—James J. Lyons & John J. Lynch for Catholic Charities of Archdiocese of New York; owner under contract: McCann-Erickson.

SUBJECT—Application July 15, 1960—Appeal from a decision of the Borough Superintendent—re—egress, stairs, windows, live load, hood and vent for kitchen range.

PREMISES AFFECTED—17 East 80th Street, north side, 120 feet west of Madison Avenue, Block 1492, Lot 11, Borough of Manhattan.

## 2049-17-BZ—Vol. II

APPLICANT—Albert Melniker for Freemore Holding Corporation, owner: S. I. Oil Company, lessee.

SUBJECT—Application reopened July 19, 1960 as Volume II—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station and public garage the removal of two buildings to provide safer ingress and egress, to relocate the curb cuts and install a new pump island.

PREMISES AFFECTED—153 Victory Boulevard and 10 Brook Street, northwest corner, Block 23, Lot 5, Tompkinsville, Borough of Richmond.

## 326-60-BZ

APPLICANT—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

PREMISES AFFECTED—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

Laid over from July 19, 1960, for continued hearing to September 20, 1960, and for inspection; then to Oct. 11, 1960, for continued hearing; applicant to file revised drawing.

## 151-60-BZ

APPLICANT—Jacob Lubroth and Son for J and M Rizzi Realty Corporation, owner; Foxie and Mike's Service Station, Incorporated, lessee.

SUBJECT—Application February 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the extension in use of the present gasoline service station to include motor vehicle repairs with hand tools only in an existing building presently used as a two car garage.

PREMISES AFFECTED—506-510 Sheepshead Bay Road, south side, 106 feet, 9¾ inches east of West 5th Street, Block 7280, Lot 15, Borough of Brooklyn.

Laid over from September 27, 1960, to October 11, 1960, for continued hearing; applicant to submit new drawings showing entire plot.



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## 104-60-BZ

APPLICANT—Joseph Schafran for Grace Battaglini and Angela Mondello, owners.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district the reconstruction of the service building of an existing gasoline service station and extend the uses to include minor auto repairs.

PREMISES AFFECTED—1672 Castle Hill Avenue, southeast corner of Parker Street, Block 3990, Lots 48 and 50, Borough of The Bronx.

Laid over from September 27, 1960, to October 11, 1960, for continued hearing; applicant to submit revised drawings showing pumps moved back from street line.

## 380-50-BZ

APPLICANT—Levy and Nevins for Colgate Realty Corp., owner; Tremont Chevrolet Co. Inc., lessee.

SUBJECT—Application reopened September 13, 1960 for consideration as to extension of term of variance, expires July 25, 1965—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a business building, for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubrication, greasing and washing.

PREMISES AFFECTED—1470 Bruckner Boulevard, south side, from Colgate to Evergreen Avenues, Block 3649, Lot 30, Borough of The Bronx.

## 95-55-BZ

APPLICANT—Gustave Mueller for R and C Equities, Inc., owner.

SUBJECT—Application reopened September 13, 1960 for consideration as to extension of term of variance, expires October 25, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7a and 7h of the Zoning Resolution, permitting in a residence use district a public garage for ten cars and permitting the parking of ten cars at rear of plot.

PREMISES AFFECTED—450-456 East 34th Street, west side, 72 feet north of Beverly Road, Block 4918, Lot 27, Borough of Brooklyn.

## 992-38-BZ—Vol. II

APPLICANT—Paul Friedman for Sidney Esikoff and Theodore Tannor, owners.

SUBJECT—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles, with ground sign, all for a stated term of twenty (20) years.

PREMISES AFFECTED—2800-2824 Bruckner Boulevard, southside, from Swinton Avenue to Quincy Avenue, Block 5534, Lot 1, Borough of The Bronx.

Hearing closed—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision; applicant to file statement as to possible conforming use of premises; then to October 11, 1960, for decision; applicant to consult with City Planning Commission and report to Board.

## 164-52-BZ—Vol. II

APPLICANT—Anthony Carrello, owner.

SUBJECT—Application reopened February 9, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing store building for use as a laundramat.

PREMISES AFFECTED—158-24 Brinkerhoff Avenue,

southwest corner of 159th Street, Block 12162, Lot 34, Jamaica, Borough of Queens.

Hearing closed—Laid over from September 27, 1960, to October 11, 1960, for inspection and decision; applicant to submit photographs showing site (Photos 1, 2, 3 and 4 missing).

## 217-60-BZ

APPLICANT—Vincent DeVenoge for Vincent DeVenoge and Noemie DeVenoge, owners.

SUBJECT—Application March 23, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district the construction of an extension to the rear of the present one family dwelling occupying more than the permitted area coverage.

PREMISES AFFECTED—86-14 Palermo Street, west side, 52.39 feet south of Nero Avenue, Block 10516, Lot 9, Hollis, Borough of Queens.

Hearing closed—Laid over from September 27, 1960, to October 11, 1960, for inspection and decision; applicant to file letter as to amount of excess coverage.

## 837-59-BZ

APPLICANT—Leonard F. Rothkrug for Iroquois Homes, Incorporated, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application December 10, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, with hand tools only, lubritorium, non-automatic car washing, office, sales, signs and parking of customers cars awaiting service, all for a temporary term of 15 years.

PREMISES AFFECTED—834 Burke Avenue and 3044 Matthew Avenue, southeast corner, Block 4573, Lots 25 and 28, Borough of The Bronx.

Hearing closed—Laid over from September 27, 1960, to October 11, 1960, for inspection and decision.

## 153-60-BZ

APPLICANT—Lama, Proskauer and Prober for Rosenberg Realty Company, owner.

SUBJECT—Application February 24, 1960—decision of the Borough Superintendent, under Section 19A(J) of the Zoning Resolution to permit the erection and use of the required loading berths with less than the required height.

PREMISES AFFECTED—198-210 16th Street, south side, 220 feet 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn.

Hearing closed—Laid over from September 27, 1960, to October 11, 1960, for inspection and decision.

## 154-60-A

APPLICANT—Lama, Proskauer and Prober for Rosenberg Realty Company, owner.

SUBJECT—Application February 24, 1960—Appeal from a decision of the Borough Superintendent re Class III Construction, egress.

PREMISES AFFECTED—198-210 16th Street, south side, 220 feet 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn.

## 313-60-BZ

APPLICANT—Gabriel Nathan for Manuel and Selma Greenberg, owners.

SUBJECT—Application April 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Borough of Queens.

Hearing closed—Laid over from September 27, 1960, to October 11, 1960, for inspection and decision.



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## 314-60-A

APPLICANT—Gabriel Nathan for Manuel and Selma Greenberg, owners.

SUBJECT—Application April 27, 1960—Appeal from a decision of the Borough Superintendent re—ceiling height.

PREMISES AFFECTED—817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Borough of Queens.

## 898-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Giamboi Brothers Incorporated, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use D area district, the construction of a one story extension on the rear of building No. 1 and a one story building of Class 3 construction in the residence use portion of the plot without the required rear yard and exceeding the permitted area coverage for use of storage of plastering equipment and plastering material and storage of five (5) owners trucks in conjunction with the two present buildings on the same plot now used for office, storage of building materials, loading and unloading and storage of employees and customers cars which in the aggregate constitute garage units for more than five (5) motor vehicles.

PREMISES AFFECTED—2502-2508 Coney Island Avenue, (rear building) west side, 100.36 feet south of Avenue V, Block 7159, Lots 120 and 197, Borough of Brooklyn.

Hearing closed—Laid over from September 27, 1960, to October 11, 1960, for inspection and decision; applicant to check dimensions showing use limits.

## 367-60-BZ

APPLICANT—Bloom-Zeveloff and Robert Gottlieb for Triax Corporation, owner; R.M.C. Associates, lessee.

SUBJECT—Application May 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district for a period of fifteen years, the extension of a present legal office in basement into a new rear 2 story extension and change occupancy of the first floor apartments to business office.

PREMISES AFFECTED—238 East 75th Street, south side, 150 feet west of Second Avenue, Block 1429, Lot 31, Borough of Manhattan.

Hearing closed—Laid over from September 27, 1960, to October 11, 1960, for inspection and decision.

## 370-60-BZ

APPLICANT—Dominick Salvati and Son for N. Y. Polyclinic School and Hospital, owner; Duke Parking Corporation, lessee.

SUBJECT—Application May 5, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district after demolishing the existing buildings, the maintenance of the vacant land as a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—359-361 West 50th Street, north side, 125 feet east of 9th Avenue, Block 1041, Lots 7, and 7½, Borough of Manhattan.

Hearing closed—Laid over from September 27, 1960, to October 11, 1960, for inspection and decision.

## 371-60-BZ

APPLICANT—Goldwater and Flynn for Dara Equities, Incorporated, owner.

SUBJECT—Application May 13, 1960—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one and two story building for use as a supermarket, five stores, a bowling alley and open air parking.

PREMISES AFFECTED—71-28 to 71-40 Kissena Boulevard, northwest corner of 72nd Road, Block 6698, Lot 12, Flushing, Borough of Queens.

Hearing closed—Laid over from July 19, 1960, to September 20, 1960, for inspection and decision; briefs may be filed by both sides; then to September 27, 1960, for inspection by all members of the Board; then to October 11, 1960, for further consideration and decision.

MAX H. FOLEY, *Chairman.*

## OCTOBER 11, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 11, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 119-60-A

APPLICANT—Andrew Di Camillo for Pascor Realty Corporation, owner.

SUBJECT—Application February 11, 1960—appeal from a decision of the Borough Superintendent, re Exits and Conveyor from first to third floors.

PREMISES AFFECTED—452 West 19th Street, south side, 100 feet east of 10th Avenue, Block 716, Lot 64, Borough of Manhattan.

## 353-60-A

APPLICANT—William S. Shary for New York City Mission Society, owner.

SUBJECT—Application May 10, 1960—Appeal from a decision of the Borough Superintendent—re bulkhead to roof and fire-retarding of public hall partitions.

PREMISES AFFECTED—348 Convent Avenue, west side, 79 feet south of West 145th Street, Block 2059, Lot 48, Borough of Manhattan.

## 364-60-A

APPLICANT—Daniel Laitin for ARC Building Corporation, owner; Field Brothers, Incorporated, lessee.

SUBJECT—Application May 9, 1960—Appeal from a decision of the Borough Superintendent—re Egress between stores.

PREMISES AFFECTED—1102-1114 Kings Highway and 2051-2059 Coney Island Avenue, southeast corner, Block 6794, Lot 78, Borough of Brooklyn.

## 380-60-A

APPLICANT—P. Feiner and Sons, Incorporated for 522 West 45th Street Corporation, owner.

SUBJECT—Application May 16, 1960, originally filed April 7, 1960—Appeal from a decision of the Fire Commissioner—re Smoking permit.

PREMISES AFFECTED—522 West 45th Street, south side, 250 feet west of 10th Avenue, Block 1073, Lot 46, Borough of Manhattan.

## 405-60-A

APPLICANT—Peerless Pump for New York Central R.R., owner of land; Union Carbide, owner of building; New York & Harlem R.R., lessee; Union Carbide, sub-lessee.

SUBJECT—Application May 20, 1960—Appeal from a decision of the Fire Commissioner re—standpipe fire pumps.

PREMISES AFFECTED—270 Park Avenue, west side, from East 47th Street to East 48th Street, 43 East 47th Street, 28-42 East 48th Street and 401-409 Madison Avenue (entire block), Block 1283, Lots 21, 30 and 34, Borough of Manhattan.

## 426-60-A

APPLICANT—Julian Roth of Emery Roth and Sons for Alma D. Askin, Seymour B., Roy and David Durst, owners.



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**SUBJECT**—Application May 31, 1960—Appeal from a decision of the Borough Superintendent re—Exterior openings.

**PREMISES AFFECTED**—731-739 Third Avenue and 200-220 East 46th Street, southeast corner, and 211 East 45th Street, Block 1319, Lots 41 to 47, 50, 106, 140, 142, 146 Borough of Manhattan.

**446-60-A**

**APPLICANT**—Abraham Grossman for Ulmer Estates Incorporated, owner.

**SUBJECT**—Application June 10, 1960—filed pursuant to Multiple Dwelling Law 310 for variation of Section 177, subdivision 3 and Section 34, subdivision 6 of the Multiple Dwelling Law, re—use of cellar front as 3 room class A apartment.

**PREMISES AFFECTED**—29 West 12th Street, north side, 300 feet west of Fifth Avenue, Block 576, Lot 55, Borough of Manhattan.

**469-60-A**

**APPLICANT**—Schaefer and Atkin for Palmerino Cotrone, owner.

**SUBJECT**—Application June 21, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re—apartments in cellar, etc.

**PREMISES AFFECTED**—2750 Hone Avenue, east side, 450.16 feet north of Allerton Avenue, Block 4519, Lot 18, Borough of The Bronx.

**570-60-A**

**APPLICANT**—Albert Melniker for Hylan Mill Holding Corporation, owner; The Great Atlantic and Pacific Tea Company Eastern Division, lessee.

**SUBJECT**—Application July 26, 1960—Appeal from a decision of the Borough Superintendent re—Fireproof Doors and fire code Sheetrock.

**PREMISES AFFECTED**—470 New Dorp Lane and 25 Mill Road, northwest corner, Block 3961, Lot 1, New Dorp, Borough of Richmond.

MAX H. FOLEY, *Chairman.*

**OCTOBER 18, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 18, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

**524-52-BZ**

**APPLICANT**—Ingram S. Carner for Walmere Realty Company, Inc., owner.

**SUBJECT**—Application reopened July 12, 1960 for consideration as to extension of time to complete, expired January 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use E area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required set-backs from the street line.

**PREMISES AFFECTED**—148-12 to 148-22 Rockaway Boulevard and 126-02 to 126-08 149th Street, southwest corner, Block 12103, Lot 35, Ozone Park, Borough of Queens.

Laid over to October 18, 1960, for consideration as to extension of time to obtain permits and complete the work; two notices in the Bulletin as notice which has been given; applicant to file new decision of the Borough Superintendent, two photographs and statement as to any changed conditions in the area.

MAX H. FOLEY, *Chairman.*

**OCTOBER 18, 1960, 2 P.M.**

NOTICE IS HEREBY GIVEN of a public hearing

*Tuesday afternoon, October 18, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

**92-58-SM**

**APPLICANT**—Sefen Ltd., owner—fiber board.

**309-58-SM**

**APPLICANT**—Oliver Mfg. Supply Co., owner—concrete blocks.

**108-59-SM**

**APPLICANT**—Pilkington Brothers, Ltd., owner—wire glass.

**369-59-SM**

**APPLICANT**—Robinson Brick & Tile Co., owner—interior and exterior veneering material.

**421-59-SM**

**APPLICANT**—Republic Steel Corp., owner—aluminum windows.

**616-59-SM**

**APPLICANT**—Plastic Ceilings, Inc., owner—plastic light diffuser.

**60-60-SM**

**APPLICANT**—Zonolite Company, owner—fireproofing material, 3 hour fire resistive rating.

**275-60-SA**

**APPLICANT**—Rheem Mfg. Co., owner—air conditioners.

**305-60-SA**

**APPLICANT**—The Sonner Burner Company, owner—gas burners.

**566-60-SM**

**APPLICANT**—Cimenteries & Briqueteries Reunies, owner—slag cement.

**729-60-A**

**APPLICANT**—Goldwater and Flynn for 801 Seventh Avenue, Incorporated, owner.

**SUBJECT**—Application September 28, 1960—Appeal from a decision of the Borough Superintendent—re requests Board to review Borough Superintendent's decision on Zoning Matter.

**PREMISES AFFECTED**—801-819 7th Avenue, east side, from West 52nd Street to West 53rd Street, 139-163 West 52nd Street, 140-166 West 53rd Street, Block 1005, Lot 1, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

**OCTOBER 25, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 25, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

**352-60-BZ**

**APPLICANT**—Harry Silverman for 23 Cornelia Street Incorporated, owner.

**SUBJECT**—Application April 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing two story building, the change of occupancy from wet wash laundry to store and offices on the first floor and two apartments on the second floor.

**PREMISES AFFECTED**—23 Cornelia Street, west side, 206 feet 7 inches north of Bleecker Street, Block 590, Lot 42, Borough of Manhattan.

Laid over from September 20, 1960, to October 25, 1960,



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for hearing at request of applicant for possible change to conforming use.

## 464-60-BZ

APPLICANT—Carl H. Salminen for D. B. Hawkins, owner.

SUBJECT—Application June 17, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar extension to an existing building extending from the retail use into the residential use portion of the plot to be used as a garage and extension of the present funeral establishment with parking for employees and patrons in the unoccupied area.

PREMISES AFFECTED—214-43 39th Avenue and 38-26 to 38-40 215th Street, northwest corner, Block 6240, Lot 39, Bayside, Borough of Queens.

## 67-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Salvatore Puma, owner.

SUBJECT—Application reopened May 10, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district the reconstruction and extension in area of an existing gasoline service station with the additional uses of lubritorium, minor auto repairs, car washing, storage room, office and sales, ground sign and parking and storage of motor vehicles in open area for a term of fifteen (15) years.

PREMISES AFFECTED—1223-1233, (1225 Official) East 233rd Street and 3900-3910 Baychester Avenue, northeast corner, and 3901-3909 Dereimer Avenue, Block 4955, Lots 1, 5 and 57, Borough of the Bronx.

## 541-57-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Samuel S. Schiffer for Wally and Lillian Nelson, Hilda Folkman, Philip and Gilda Nelson, owners; United Coat, Apron and Linen Supply, lessee.

SUBJECT—Application reopened March 29, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7c, 7d and 21 of the Zoning Resolution, to permit in a residence use district, the addition of packing and storage of linen to the public garage and motor vehicle repair shop and office uses, all uses to be for a temporary term of five (5) years.

PREMISES AFFECTED—32-62 to 32-68 47th Street, westside, 153 feet, 17 $\frac{1}{16}$  inches, north of 34th Avenue, Block 722, Lots 63, 64, and 65, Astoria, Borough of Queens.

## 461-60-BZ

APPLICANT—Harry Silverman for Emma T. Giordano and Raffalo Giordano, Executors and Trustees of Estate of Tommaso Giordano; Shell Oil Company, lessee.

SUBJECT—Application June 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs with hand tools, car washing, office, sales and parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2243-2251 (2245 official) Southern Boulevard, and 800-808 Garden Street, southwest corner, Block 3112, Lot 41, Borough of the Bronx.

## 349-60-BZ

APPLICANT—Patrick D. Concagh for Roman Homes, Incorporated, owner.

SUBJECT—Application May 6, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of the subject premises for the parking and storage of more than five (5) motor vehicles of the passenger car type for a temporary term of five (5) years.

PREMISES AFFECTED—790-798 Garden Street, south side, 90.44 feet west of Southern Boulevard, Block 3112, Lot 38, Borough of the Bronx.

## 379-60-BZ

APPLICANT—Leonard F. Rothkrug for New York Lien Corporation, owner.

SUBJECT—Application May 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail supermarket with accessory customer and employee parking, all for a temporary term of twenty-five (25) years.

PREMISES AFFECTED—1735 Seward Avenue, northwest corner of Rosedale Avenue, Block 3594, Lots 1, 10, 60, Borough of the Bronx.

## 525-60-BZ

APPLICANT—Murray L. White and E. J. Cappello, associate for Murray J. Shainis, owner.

SUBJECT—Application July 11, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling and two car garage to a two family dwelling and two car garage.

PREMISES AFFECTED—157-11 9th Avenue, north side, 100 feet east of 157th Street, Block 4554, Lot 29, White-stone, Borough of Queens.

## 530-60-A

APPLICANT—Murray J. White for Murray J. Shainis, owner.

SUBJECT—Application July 11, 1960—Appeal from a decision of the Borough Superintendent re—frame dwelling, attic for living purposes.

PREMISES AFFECTED—157-11 9th Avenue, north side, 100 feet east of 157th Street, Block 4554, Lot 29, White-stone, Borough of Queens.

## 14-37-BZ—Vol. III

APPLICANT—Victor E. Block for Celia T. Benjamin, owner; East Coast Auto Painting, lessee.

SUBJECT—Application reopened April 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the continuance of the present uses of non-storage garage for more than ten (10) cars awaiting repairs, body and fender repairs, spraying and use of oxygen and acetylene and the elimination of the uses of automobile showroom and automobile repair shop with the mechanical testing and relining of brakes.

PREMISES AFFECTED—1665-1675 Jerome Avenue, westside, 150 feet north of Featherbed Lane, Block 286, Lot 35, Borough of the Bronx.

## 402-60-BZ

APPLICANT—Leonard F. Rothkrug for Stanton Management, Incorporated, owner; Bomar Builders, Incorporated, lessee.

SUBJECT—Application May 20, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of a retail supermarket, stores and accessory parking and signs for a temporary term of twenty-five (25) years.

PREMISES AFFECTED—2069 Bruckner Boulevard northwest corner of Olmstead Avenue, Block 3797, Lot 33, 42, 50, 52 and 60, Borough of the Bronx.

## 585-60-BZ

APPLICANT—Lama, Proskauer and Prober for Mesivah Yeshivah, owner.

SUBJECT—Application July 29, 1960—decision of the Borough Superintendent under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of mo-



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than five (5) motor vehicles and attendant's shanty for a term of ten (10) years.

**PREMISES AFFECTED**—341-345 Stone Avenue, east side, 150 feet north of Pitkin Avenue, Block 3709, Lots 3, 4 and 5, Borough of Brooklyn.

## 610-60-BZ

**APPLICANT**—Paul Friedman for St. Peter's Episcopal Church, owner.

**SUBJECT**—Application August 11, 1960—decision of Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use and G-1 area district, the alteration and extension of an existing church building, without the required setback from the street building line.

**PREMISES AFFECTED**—137-44 244th Street, northwest corner of 138th Avenue, Block 13241, Lots 1 & 45, Rose-dale, Borough of Queens.

## 385-60-BZ

**APPLICANT**—Frederick A. Ketcher for Louis Fayne, owner.

**SUBJECT**—Application May 18, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the pleasure type for a stated term of five (5) years.

**PREMISES AFFECTED**—65 Audubon Avenue, east side, 30 feet south of West 169th Street, Block 2125, Lots 30 and 31, Borough of Manhattan.

## 408-60-BZ

**APPLICANT**—Casale and Nowell for Edward D. Stone, owner.

**SUBJECT**—Application May 20, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use, B area, 1½ height district, the extension of the use of architect's office, previously granted by the board, to include the fifth (5th) floor.

**PREMISES AFFECTED**—7 East 67th Street, north side, 175 feet east of Fifth Avenue, Block 1382, Lot 8, Borough of Manhattan.

## 409-60-A

**APPLICANT**—Casale and Nowell for Edward D. Stone, owner.

**SUBJECT**—Application May 20, 1960—Appeal from a decision of the Borough Superintendent—re Class III Commercial bldg.,—stair enclosure, fifth floor.

**PREMISES AFFECTED**—7 East 67th Street, north side, 175 feet east of Fifth Avenue, Block 1382, Lot 8, Borough of Manhattan.

## 430-60-BZ

**APPLICANT**—James Whitford, Jr. for Frank DeStasio, owner.

**SUBJECT**—Application May 24, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story and cellar building for use as a funeral establishment and use of the unbuilt upon portion of the premises for accessory parking.

**PREMISES AFFECTED**—2819 Hylan Boulevard and 535 Tysens Lane, northwest corner, Block 4256, Lot 34, New Dorp, Borough of Richmond.

## 431-60-A

**APPLICANT**—James Whitford, Jr. for Frank DeStasio, owner.

**SUBJECT**—Application May 24, 1960—Filed Pursuant to Section 35 of the General City Law re—curb cuts in bed of mapped street, proposed widening of Tysens Lane.

**PREMISES AFFECTED**—2819 Hylan Boulevard and 535 Tysens Lane, northwest corner, Block 4256, Lot 34, New Dorp, Borough of Richmond.

## 395-46-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Eleanor M. Howard, owner.

**SUBJECT**—Application reopened September 20, 1960 as Volume III, subject to regular procedure, for consideration of revised drawings—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the construction and maintenance of a gasoline service station, lubitorium, office, storage, minor auto repairs, parking and storage of more than five (5) motor vehicles, with a business entrance within 75 feet of a residence use district for a term of fifteen (15) years.

**PREMISES AFFECTED**—1727-1737 Bedford Avenue and 112-122 Sullivan Place, southeast corner, Block 1307, Lot 6, Borough of Brooklyn.

## 356-59-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug and Anthony Nappi for Ned Kalesh, owner.

**SUBJECT**—Application reopened September 20, 1960 as Volume II, subject to regular procedure, for consideration of revised drawings—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a retail and residence use, C area district, a one story extension to a building used as a commissary for a catering establishment and the use of the proposed building, as extended, for catering use and commissary with an occupied area in excess of that permitted.

**PREMISES AFFECTED**—8609-8613 Fort Hamilton Parkway, east side, 67 feet 5 inches south of 86th Street, Block 6053, Lot 14, Borough of Brooklyn.

## 275-58-BZ—Vo. III

**APPLICANT**—J. M. Berlinger for Martin Brown and William Turner, owners.

**SUBJECT**—Application reopened September 20, 1960 as Volume III, subject to regular procedure, for consideration of revised drawings—application previously granted on condition under Section 21 of the Zoning Resolution, permitting in a D area and Class 1 height district, the erection of a multiple dwelling exceeding the permitted height in a Class 1 district within two miles of a designated airport and beyond 100 feet of the wider street (Far Rockaway Boulevard).

**PREMISES AFFECTED**—1261 Far Rockaway Boulevard, southwest corner of Beach 12th Street, Block 35, Lots 17 and 45, Far Rockaway, Borough of Queens.

## 696-24-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Singer and Carlton, Inc., owners.

**SUBJECT**—Application reopened September 27, 1960 for consideration as to extension of time to complete, expired February 25, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a manufacturing and residence use district, the change in occupancy from public garage, previously granted by the Board, to public garage, motor vehicle repair shop, touch up painting and spraying, lubrication, gasoline tanks and pumps, welding, storage of parts and office.

**PREMISES AFFECTED**—1317-1327 36th Street and 123-139 Louisa Street, northeast corner, Block 5312, Lot 6, Borough of Brooklyn.

## 802-40-BZ—Vol. II

**APPLICANT**—Doris A. Thompson for George H. Fogarty, owner.

**SUBJECT**—Application reopened September 27, 1960 for consideration as to extension of term of variance, expired September 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension of existing motor vehicle repair shop.



# CALENDAR

**PREMISES AFFECTED**—168-26 to 168-28 Liberty Avenue and 103-01 to 103-07 168th Place, southeast corner, Block 10222, Lots 9 and 10, Jamaica, Borough of Queens.

## 800-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings; then to July 19, 1960, for applicant to file revised drawings and for decision; then to September 20, 1960, for decision at request of applicant to file revised drawings; then to October 25, 1960, for decision at request of applicant to file new drawings.

## 547-32-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs (hand tools only) and parking and storage of motor vehicles.

**PREMISES AFFECTED**—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings, showing existing facade remaining; then to July 19, 1960, for revised plans and for decision; then to September 20, 1960, for decision at request of applicant to file revised drawings; then to October 25, 1960, for decision at request of applicant to file new drawings.

## 355-60-BZ

**APPLICANT**—Albert Melniker for Jessie and James Troiano, owners.

**SUBJECT**—Application May 10, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story extension to an existing one story store for storage use extending into the residence portion of the premises and the use of the unbuilt upon portion for accessory customer and employee parking.

**PREMISES AFFECTED**—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.

**Hearing closed**—Laid over from September 27, 1960, to October 25, 1960, for further inspection and decision; applicant to file drawing indicating lay-out of proposed City parking lot.

## 356-60-A

**APPLICANT**—Albert Melniker for Jessie and James Troiano, owners.

**SUBJECT**—Application May 10, 1960—Filed pursuant to Section 35, article 3 of the General City Law re opening in bed of mapped street, proposed widening of Jacques Avenue and a decision of the Borough Superintendent re—accessory parking spaces.

**PREMISES AFFECTED**—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.

## 532-44-BZ—Vol. II

**APPLICANT**—Pasquale P. Caiazza for Rose Cali, Frank Schettino and Mildred Schettino, owners.

**SUBJECT**—Application reopened June 28, 1960 for consideration as to extension of term of variance, expired February 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted.

**PREMISES AFFECTED**—42-44 Brighton Street, west side 464 feet south of Amboy Road, Block 7900, Lot 37, Totenville, Borough of Richmond.

**Hearing closed**—Laid over from July 26, 1960, to September 27, 1960, for inspection and decision as to extension of term of variance; then October 25, 1960 for inspection and decision; applicant to file new photograph of the building, from the rear, and revised drawings to show entire plot, correction of defective construction in the building and paving and planting proposed.

MAX H. FOLEY, *Chairman.*

## OCTOBER 25, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 25, 1960, at 2 o'clock at 8 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 198-60-A

**APPLICANT**—Phoenix Lighting Fixture Company, Incorporated for Bush Terminal Bldgs. Company; Phoenix Lighting Fixture Co., Inc., lessee.

**SUBJECT**—Application March 16, 1960—Appeal from decision of the Fire Commissioner re—installation of Ransburg #2 Process Electro-Spray Painting System Building #20.

**PREMISES AFFECTED**—167 41st Street, northwest corner of Second Avenue, Block 711, Lot 20, Borough of Brooklyn.

## 399-60-A

**APPLICANT**—Olvany, Eisner and Donnelly for Carnival Spraying Company, Incorporated, sub-lessee; 144-152 Associates, owner; 144 Holding Corporation, lessee.

**SUBJECT**—Application May 24, 1960—Appeal from a decision of the Fire Commissioner re—Spray Painting System.

**PREMISES AFFECTED**—144 West 27th Street, south side, 232.4 feet east of 7th Avenue, Block 802, Lot 6, Borough of Manhattan.

MAX FOLEY, *Chairman.*



# MINUTES

## REGULAR MEETING

### TUESDAY MORNING

SEPTEMBER 27, 1960, 10 A.M.

Present: Chairman Foley; Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon September 13, 1960 were approved as printed in the Bulletin of September 22, 1960, Vol. 45, No. 38.

#### 603-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Hantman Associates, owner.

SUBJECT—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles for a term of twenty (20) years.

PREMISES AFFECTED—241-09 to 241-21 (241-15 official), Northern Boulevard and 44-36 to 44-42 Douglaston Parkway, northwest corner, Block 8092, Lot 39, Douglaston, Borough of Queens.

#### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Bernard Helfast and David Minkin.

ACTION OF BOARD—Laid over to November 15, 1960, at 10 A.M. at the request of the applicant.

#### 532-44-BZ—Vol II

APPLICANT—Pasquale P. Caiazza for Rose Cali, Frank Schettino and Mildred Schettino, owners.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of term of variance, expired February 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district the maintenance of a restaurant, bowling alley, billiard room, dinning room and bar, using portion of front and rear yards not permitted.

PREMISES AFFECTED—42-44 Brighton Street, west side, 464 feet south of Amboy Road, Block 7900, Lot 37, Tottenville, Borough of Richmond.

#### APPEARANCES—

For Applicant: Alex Myslicki.

For Opposition: None.

ACTION OF BOARD—Laid over to October 25, 1960, at 10 A.M. for inspection and decision; applicant to file new photograph of the building, from the rear, and revised drawings to show entire plot, correction of defective construction in the building and paving and planting proposed; hearing closed.

#### 164-52-BZ—Vol. II

APPLICANT—Anthony Carrello, owner.

SUBJECT—Application reopened February 9, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing store building for use as a laundramat.

PREMISES AFFECTED—158-24 Brinkerhoff Avenue, southwest corner of 159th Street, Block 12162, Lot 34, Jamaica, Borough of Queens.

#### APPEARANCES—

For Applicant: Anthony Carrello and Sam Rice.

For Opposition: None.

ACTION OF BOARD—Laid over to October 11, 1960, at 10 A.M. for inspection and decision; applicant to submit photographs showing site (photos 1, 2, 3 and 4 missing); hearing closed.

#### 671-58-BZ—Vol. II

APPLICANT—Gustave Goldman for Congregation Talmud Torah, R. Morris Kevelson, owner.

SUBJECT—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the extension of the front portion of the present bulidings occupying more than the permitted area and encroaching into the required set back.

PREMISES AFFECTED—1379-1387 East 96th Street, eastside, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: None.

ACTION OF BOARD—Laid over, date to be set; applicant to send out notices; application referred to Board engineer.

#### 477-59-A

APPLICANT—Gustave Goldman for Congregation Talmud Torah, R. Morris Kevelson, owner.

SUBJECT—Application July 9, 1959—appeal from a decision of the Borough Superintendent, re—Class 3 structure, area excessive.

PREMISES AFFECTED—1379-1387 East 96th Street, eastside, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Gustave Goldman.

ACTION OF BOARD—Laid over, date to be set in conjunction with Cal. No. 671-58-BZ, Vol. II.

#### 837-59-BZ

APPLICANT—Leonard F. Rothkrug for Iroquois Homes, Incorporated, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application December 10, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, with hand tools only, lubritorium, non-automatic car washing, office, sales, signs and parking of customers cars awaiting service, all for a temporary term of 15 years.

PREMISES AFFECTED—834 Burke Avenue and 3044 Matthew Avenue, southeast corner, Block 4573, Lots 25 and 28, Borough of The Bronx.

#### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Peter A. Piscitelli, Anthony Provenzano, Mary Provenzano, M. Drapper, Mrs. Don Pontillo, Helen Epstein, Charles Costa, Phil Hauch, Elizabeth Hauck, E. Prisli, Domenico Forsysani, Frances Piscitelli and Louis Costa.

ACTION OF BOARD—Laid over to October 11, 1960, at 10 A.M. for inspection and decision; hearing closed.

#### 898-59-BZ

APPLICANT—Lama, Proskauer and Prober for Giamboi Brothers Incorporated, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the construction of a one story extension on the rear of building No. 1 and a one story building of Class 3 construction in the residence use portion of the plot without the required rear yard and exceeding the permitted area coverage for use of storage of plastering equipment and plastering material and storage of five (5) owners trucks in conjunction with the two present buildings on the same plot now used for office, storage of building materials, loading and unloading and storage of employees and customers cars which in the aggregate constitute garage units for more than five (5) motor vehicles.

PREMISES AFFECTED—2502-2508 Coney Island Avenue, (rear building) westside, 100.36 feet south of Avenue V,



# MINUTES

Block 7159, Lots 120 and 197, Borough of Brooklyn.  
APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Sidney Kates, Louis Juro, Diana S. Mandell, Josephine Guido, Jeannette Schechter, Abraham Houser and Florence Houser.

ACTION OF BOARD—Laid over to October 11, 1960, at 10 A.M. for inspection and decision; applicant to check dimensions showing use limits; hearing closed.

## 104-60-BZ

APPLICANT—Joseph Schafran for Grace Battaglino and Angela Mondello, owners.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of the service building of an existing gasoline service station and extend the uses to include minor auto repairs.

PREMISES AFFECTED—1672 Castle Hill Avenue, southeast corner of Parker Street, Block 3990, Lots 48 and 50, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Schafran.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to October 11, 1960, at 10 A. M. for continued hearing; applicant to submit revised drawings showing pumps moved back from street line.

## 151-60-BZ

APPLICANT—Jacob Lubroth and Son for J and M Rizzi Realty Corporation, owner; Foxie and Mike's Service Station, Incorporated, lessee.

SUBJECT—Application February 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the extension in use of the present gasoline service station to include motor vehicle repairs, with hand tools only in an existing building presently used as a two car garage.

PREMISES AFFECTED—506-510 Sheepshead Bay Road, south side, 106 feet 9¾ inches east of West 5th Street, Block 7280, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan Lubroth.

For Opposition: None.

ACTION OF BOARD—Laid over to October 11, 1960, at 10 A. M. for continued hearing; applicant to submit new drawings showing entire plot.

## 153-60-BZ

APPLICANT—Lama, Proskauer and Prober for Rosenberg Realty Company, owner.

SUBJECT—Application February 24, 1960—decision of the Borough Superintendent, under Section 19A (J) of the Zoning Resolution to permit the erection and use of the required loading berths with less than the required height.

PREMISES AFFECTED—198-210 16th Street, south side, 220 feet 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Louis L. Rosenberg.

For Opposition: F. Hoelzer and James Pringle.

ACTION OF BOARD—Laid over to October 11, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 154-60-A

APPLICANT—Lama, Proskauer and Prober for Rosenberg Realty Company, owner.

SUBJECT—Application February 24, 1960—Appeal from a decision of the Borough Superintendent, re—Class III Construction, egress.

PREMISES AFFECTED—198-210 16th Street, south side,

220 feet 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to October 11, 1960, at 10 A.M. for inspection and decision; applicant to provide counterbalanced stair; hearing closed.

## 217-60-BZ

APPLICANT—Vincent DeVenoge for Vincent DeVenoge and Noemie DeVenoge, owners.

SUBJECT—Application March 23, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the construction of an extension to the rear of the present one family dwelling occupying more than the permitted area coverage.

PREMISES AFFECTED—86-14 Palermo Street, west side, 52.39 feet south of Nero Avenue, Block 10516, Lot 9, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Vincent DeVenoge.

For Opposition: None.

ACTION OF BOARD—Laid over to October 11, 1960, at 10 A.M. for inspection and decision; applicant to file letter as to amount of excess coverage; hearing closed.

## 313-60-BZ

APPLICANT—Gabriel Nathan for Manuel and Selma Greenberg, owners.

SUBJECT—Application April 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and Manuel Greenberg.

For Opposition: None.

ACTION OF BOARD—Laid over to October 11, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 314-60-A

APPLICANT—Gabriel Nathan for Manuel and Selma Greenberg, owners.

SUBJECT—Application April 27, 1960—Appeal from a decision of the Borough Superintendent, re—ceiling height.

PREMISES AFFECTED—817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and Manuel Greenberg.

ACTION OF BOARD—Laid over to October 11, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 355-60-BZ

APPLICANT—Albert Melniker for Jessie and James Troiano, owners.

SUBJECT—Application May 10, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story extension to an existing one story store for storage use extending into the residence portion of the premises and the use of the unbuilt upon portion for accessory customer and employee parking.

PREMISES AFFECTED—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and James Troiano.

For Opposition: Victor Bodes, Jr., Michael Slivkanich, Angelo Laurina and Hampton H. Hill.

ACTION OF BOARD—Laid over to October 25, 1960, at 10 A. M. for further inspection and decision; applicant to file drawing indicating lay-out of proposed city parking lot; hearing closed.



# MINUTES

## 356-60-A

APPLICANT—Albert Melniker for Jessie and James Troiano, owners.

SUBJECT—Application May 10, 1960—Filed pursuant to Section 35, Article 3 of the General City Law re vehicular opening in bed of mapped street, proposed widening of Jacques Avenue and a decision of the Borough Superintendent re—departmental rules covering parking.

PREMISES AFFECTED—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.

### APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Laid over to October 25, 1960, at 10 A.M., for inspection and decision in conjunction with Cal. No. 355-60-BZ; hearing closed.

## 367-60-BZ

APPLICANT—Bloom-Zeveloff and Robert Gottlieb for Triax Corporation, owner; R.M.C. Associates, lessee.

SUBJECT—Application May 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district for a period of fifteen years, the extension of a present legal office in basement into a new rear two story extension and change occupancy of the first floor apartments to business office.

PREMISES AFFECTED—238 East 75th Street, south side, 150 feet west of Second Avenue, Block 1429, Lot 31, Borough of Manhattan.

### APPEARANCES—

For Applicant: Robert Gottlieb, Leo L. Zeveloff and Robert Asen.

For Opposition: None.

ACTION OF BOARD—Laid over to October 11, 1960, at 10 A.M., for inspection and decision; hearing closed.

## 370-60-BZ

APPLICANT—Dominick Salvati and Son for N. Y. Polyclinic School and Hospital, owner; Duke Parking Corporation, lessee.

SUBJECT—Application May 5, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district after demolishing the existing buildings, the maintenance of the vacant land as a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—359-361 West 50th Street, north side, 125 feet east of 9th Avenue, Block 1041, Lots 7 and 7½, Borough of Manhattan.

### APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Laid over to October 11, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 371-60-BZ

APPLICANT—Goldwater and Flynn for Dara Equities, Incorporated, owner.

SUBJECT—Application May 13, 1960—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one and two story building for use as a supermarket, five stores, a bowling alley and open air parking.

PREMISES AFFECTED—71-28 to 71-40 Kissena Boulevard, northwest corner of 72nd Road, Block 6698, Lot 12, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Samuel Rosenblum, Louis R. Colman and H. Haback.

For Opposition: J. M. Evarts and David Minkin.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to October 11, 1960, at 10 A.M. for further consideration and decision; hearing previously closed.

## 524-52-BZ

APPLICANT—Ingram S. Carner for Walmere Realty Company, Inc., owner.

SUBJECT—Application reopened July 12, 1960 for consideration as to extension of time to complete, expired January 13, 1960—decision of the Borough Superintendent previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use E area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required set-backs from the street line.

PREMISES AFFECTED—148-12 to 148-22 Rockaway Boulevard and 126-02 to 126-08 149th Street, southwest corner, Block 12103, Lot 35, Ozone Park, Borough of Queens.

### APPEARANCES—

For Applicant: Massimo Francis Yezzi.

For Opposition: None.

ACTION OF BOARD—Laid over to October 18, 1960, at 10 A.M. for consideration as to extension of time to obtain permits and complete the work; two notices in the Bulletin as notice which has been given; applicant to file new decision of the Borough Superintendent, two photographs and statement as to any changed conditions in the area.

## 5-33-BZ—Vol. IV

APPLICANT—Patrick D. Concagh for Charles Mottola, owner.

SUBJECT—Application reopened March 29, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7i and 7e of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present uses of the existing gasoline service station, car wash, lubritorium, parking and storage of more than five (5) motor vehicles, sale of accessories and minor auto repairs to include auto body and fender repairs, welding, painting, spraying and towing of cars.

PREMISES AFFECTED—3800-3812 Boston Road and 3480-3490 Baychester Avenue, southeast corner, Block 5257, Lot 1, Borough of the Bronx.

### APPEARANCES—

For Applicant: Patrick D. Concagh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 13, 1960 after due notice by publication in the Bulletin; laid over to September 27, 1960 for inspection and decision; applicant to file drawing indicating proposed additional sign; and

WHEREAS, the decision of the Borough Superintendent, dated March 18, 1960 as amended by decision dated July 12, 1960, acting on Alt. Applic. No. 186-60, reads:

"1. Proposed change of use of existing premises located partly in a Residence Use District, Business Use District and Retail Use District from gasoline service station, car wash, lubritorium, parking and storage of more than 5 motor vehicles, sale of accessories, minor repairs with hand tools (as appd. by Bd. of Stds. & Appeals Cal. 5-33-BZ, C.O. 27515-59) to gasoline service station, car wash, lubritorium, parking and storage of more than 5 motor vehicles, sale of accessories and auto body and fender repairs, welding, painting, spraying and towing is contrary to Art. II Sect. 3, Sect. 4 (a) (29) & Sect. 4(a) (46) and Sect. 4-A of the Zon. Resol.

2. Proposal to erect an additional business sign is



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denied. The existing sign on the northwest corner was granted under Cal. 5-33-BZ by the Board of Stds. & Appeals and the additional sign proposed requires approval by the said Board."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions insofar as it relates to Objection No. One and denied as it relates to Objection No. Two on Alt. App. 186-60, of the decision of the Borough Superintendent dated March 18, 1960 as amended by decision dated July 12, 1960; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present uses of an existing gasoline service station, car wash, lubritorium, parking and storage of more than five motor vehicles, sale of accessories and minor auto repairs, to include auto body and fender repairs, welding, painting, spraying and towing of cars *on condition* that the work be done in accordance with drawings filed with this application dated March 18, 1960, five sheets, and September 20, 1960, one sheet, revised, showing proposed plan conditions; *on the further condition* that signs on the premises shall be limited to those in place at this time; that the application under Objection No. 2 is denied; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 414-41-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug for Mildred Slatow, owner.

SUBJECT—Application reopened March 15, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of a parking lot, previously granted by the Board, for a temporary term of ten (10) years.

PREMISES AFFECTED—2906-2926 West 17th Street, westside 35.6 feet south of Mermaid Avenue, and 2913-2915 West 19th Street, eastside, 100 feet south of Mermaid Avenue, Block 7061, Lots 11, 14 and 16, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 13, 1960 after due notice by publication in the Bulletin; laid over to September 27, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 27, 1960 acting on Alt. Applic. No. 160-1960, reads:

"1. Parking of Motor Vehicles in a partly Residence & partly Local Retail district is contrary to Art. II Sec. 3 of Zone Resolution.

"Note: Lots 14 and 16 was subject to B & A Cal. 414-41-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of a parking lot, previously granted by the Board, for a term of ten years, *on condition* that the work be done in accordance with drawings filed with this application dated February 24, 1960, 3 sheets; that the existing fences be repaired or replaced, as required, and put in good condition; that 12 foot wide gates be placed in the fences on West 17th Street and West 19th Street; that the paving of the lot be repaired or replaced, as required, with clean gravel or steam cinders, treated with an asphalt binder; that sidewalks and curbing be maintained to the satisfaction of the Borough President; that signs shall be placed at the street fronts in accordance with the requirements of the Commissioner of Licenses; that the lot be illuminated in such a way that lights will not shine into adjoining properties or into the street; that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 171-44-BZ

APPLICANT—Frederick A. Ketcher for the The H. W. Wilson Company, owner.

SUBJECT—Application reopened July 19, 1960 for consideration as to extension of term of variance, expired July 19, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the warehouse for the storage of paper products but without the storage of any motor vehicles in the building.

PREMISES AFFECTED—519 West 161st Street, north side, 300 feet 6 inches west of Amsterdam Avenue, Block 2120, Lot 50, Borough of Manhattan.

### APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on June 13, 1944 as thereafter amended through July 19, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation July 19, 1960; and

WHEREAS, this application was reopened on July 19, 1960 and set for hearing on September 27, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on September 27, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1960 acting on Alt. Applic. No. 907-60, reads:

"1. The use of premises for the storage of paper products is contrary to Art. II, Section 3 of the Zone Resolution and Cal. No. 171-44-BZ of the Board of Standards & Appeals."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 13, 1944, as



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amended through July 19, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit . . . . .; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 95-45-BZ—Vol. II

APPLICANT—Sidney H. Kitzler for Lou Halperin's Stations, Inc., owner.

SUBJECT—Application reopened July 19, 1960 for consideration as to extension of term of variance, expires December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a business use, D area district, the extension of an existing garage for more than five motor vehicles and gasoline service station, the building as extended being in excess of the area permitted by the Zoning Resolution.

PREMISES AFFECTED—87-24 to 87-38 Lefferts Boulevard, west side, 190 feet south of Jamaica Avenue, Block 9328, Lots 16, 18, 20 and 22, Richmond Hill, Borough of Queens.

### APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5

Negative: . . . . . 0

### THE RESOLUTION—

WHEREAS, on November 15, 1949 as thereafter amended through December 13, 1955, this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation December 13, 1960; and

WHEREAS, this application was reopened on July 19, 1960 and set for hearing on September 27, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on September 27, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated June 1, 1960 acting on Alt. Applic. No. 3380-48, reads:

"1. The proposed extension of the term of variance for the use of motor vehicle repair shop, gasoline service station, lub. in conjunction with 5 car garage on the premises located within a Business Use Dist., is contrary to Art. II, Sec. 4(a) of the Zoning Resolutions and Bd. of Std. & Appeals and appeals variance, Cal. #95-45-BZ which expired 12/13/60," and

WHEREAS, under Correspondence No. 1649-60 dated July 18, 1960, with reference to Cal. No. 95-45-BZ, Vol. I, the Borough Superintendent states:

"The records of this office show that on February 10, 1947, District Inspector expired Alteration 74-45, in that no work had commenced and no permit to build was issued;" and

WHEREAS, under Correspondence No. 1649-60, dated July 14, 1960, with reference to Cal. No. 95-45-BZ, Vol. II, Alteration Applic. 3380-48, the Borough Superintendent states:

"Certificate of Occupancy Q 107066 was issued by this Department on January 6, 1956 after a favorable report from our Inspection Division; this Certificate being in accordance with Board of Standards and Appeals Case BZ 95-45, and is to expire December 13, 1960."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 15, 1949, under Volume II, as amended through December 13, 1955,

only as to the term of the variance, so that as amended this resolution shall read:

"that the existing premises may be continued arranged as proposed and as indicated on drawings filed with this application Vol. II, dated May 24, 1949, 3 sheets and as passed upon by the Borough Superintendent under Alt. App. 3380-48, Objection 1, dated May 20, 1949, to permit minor repairs by hand tools only under Section 7i for a term of ten years from the date of this amended resolution, *on condition* that all repairing shall be done within the building; that there shall be no lubrication lift or pit in the open; that all lubrication shall be done within the building as shown; and that the buildings shall not be increased in height or area and shall be arranged and maintained as proposed and as shown on the hereinbefore mentioned plans; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that a new certificate of occupancy shall be obtained."

## 100-48-BZ—Vol. III

APPLICANT—Henry Nordheim for John H. Bush, owner; Henry Bellmann, lessee.

SUBJECT—Application reopened July 12, 1960 for consideration as to extension of term of variance—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, the maintenance of existing motor vehicle repair shop in store building (1878 Valentine Avenue).

PREMISES AFFECTED—1933-1959 Webster Avenue, 1876-1892 Valentine Avenue and 350-360 East 178th Street, south side, from Valentine to Webster Avenues, Block 2815, Lot 1, Borough of The Bronx.

### APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5

Negative: . . . . . 0

### THE RESOLUTION—

WHEREAS, on June 7, 1955, this application—Vol. III—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance which had expired by time limitation June 7, 1960; and

WHEREAS, this application was reopened on July 12, 1960 and set for hearing on September 27, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on September 27, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated May 27, 1960 acting on Alt. Applic. No. 920-54, reads:

"1. Motor vehicle repair shop in a business use district is contrary to Art. II, Sec. 3 of the Z.R. and Bd. of S&A Cal. #100-48-BZ."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit . . .; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."



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604-49-BZ

APPLICANT—Young, Balbach, Tilford and Lewis for George Nintzel, owner.

SUBJECT—Application reopened July 19, 1960 for consideration as to extension of term of variance, expired June 14, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, the maintenance of ignition repairs, battery charging, auto parts, cleaning, testing room, office and one family, and permitting the parking of more than five motor vehicles waiting to be serviced on open portion of lot.

PREMISES AFFECTED—34-16 31st Street, west side, 140.5 feet south of 34th Avenue, Block 607, Lot 35, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

THE RESOLUTION—

WHEREAS, on June 13, 1950, as amended through June 14, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance which had expired by time limitation June 14, 1960; and

WHEREAS, this application was reopened on July 19, 1960 and set for hearing on September 27, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on September 27, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated June 2, 1960 acting on Alt. Applic. No. 1460-49, reads:

"1. The proposed extension of variance for boiler room, storage, ignition repairs, battery charging, parts cleaning, testing room, office and open parking for more than 5 cars waiting to be serviced on a lot in a business use district is contrary to Art. 2, Section 4h PP. #29 of the Z. R. and the resolution of the Board under Cal. #604-49-BZ.

Variance will expire on June 14, 1960."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 13, 1950, as amended through June 14, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five years from the date of this amended resolution, on condition that the curb cuts, sidewalk and drainage shall be maintained to the satisfaction of the Borough President; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

723-50-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for John Al-bergo, owner.

SUBJECT—Application reopened March 1, 1960 as Volume III—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—173-177 Palmetto Street, north-side, 150 feet east of Central Avenue, Block 3342, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 13, 1960 after due notice by publication in the Bulletin; laid over to September 27, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 18, 1960 acting on Alt. Applic. No. 47-60, reads:

"1. Parking of motor vehicles in a residence use district is contrary to Article II Section 3 of the Zoning Resolution.

"Note: there is a board appeal and C.O. issued but expired 11/9/56. Cal. #723-50-BZ. Cal. #945-53-A."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles, for a term of five years, on condition that the work be done in accordance with drawings filed with this application dated February 11, 1960, three sheets; that the lot be paved with clean cinders or gravel, treated with a binder and rolled to the proper grade; that the present fence be repaired and painted; that all laws, rules and regulations applicable be complied with; that permits be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

312-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Flash Holding Corp., owner.

SUBJECT—Application reopened July 12, 1960 for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition under Section 7A of the Zoning Resolution, permitting in a business use district, the alteration and rearrangement of the present gasoline service station and auto accessories and extend the uses to include lubritorium, office and sales, motor vehicle repair shop, stores for sale of accessories and storage room.

PREMISES AFFECTED—2041-2049 Flatbush Avenue and 2-14 Baughman Place, southeast corner, Block 7868, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, on December 16, 1958 this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and com-



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plete the work, which had expired by time limitation December 16, 1959; and

WHEREAS, this application was reopened on July 12, 1960 and set for hearing on September 27, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on September 27, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1960 acting on Alt. Applic. No. 35-58, reads:

"1. Since the time to complete has expired December 16, 1959, any further extension of time to complete the work is referred back to the Board of Standards and Appeals under Calendar Number 312-51-BZ, Vol. II."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 16, 1958, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained."

## 777-54-BZ—Vol. II

APPLICANT—Robert Gottlieb for Hermany Realty Corporation, owner: Hermany Farms Incorporated, lessee.

SUBJECT—Application reopened March 1, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles for a term of five years and the construction of a raised platform for loading and unloading in the residence use portion of the plot.

PREMISES AFFECTED—2350 Hermany Avenue, southside, 191.19 feet west of Zarega Avenue, Block 3697, Lots 32 and 64, Borough of the Bronx.

### APPEARANCES—

For Applicant: Robert Gottlieb and William Schwartz.

For Opposition: Salvador Ruiz.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 13, 1960 after due notice by publication in the Bulletin; laid over to September 27, 1960 for inspection and decision, hearing closed; applicant to file complete layout showing existing conditions in the plant, including parking and loading and also drawing of proposed conditions showing the openings into the plant from the platform and how the proposed platform will fit into the operation of the plant; and

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1960 acting on N.B. Applic. No. 40-1960, reads:

"1. Proposed loading platform partly in a residence use district is contrary to Art. II, Sec. 3 of the Z.R. & Bd. of S & A Cal. #777-54-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7 e of the Zoning Resolution to permit in a residence and business

use district, the maintenance of a parking lot for more than five motor vehicles and the construction of a raised platform for loading and unloading in the residence portion of the plot, for a period of five years, on condition that the work be done in accordance with drawings filed with this application dated February 9, 1960, 3 sheets and September 16, 1960, 1 sheet; that there be no opening from the plot to Turnbull Avenue; that a sidewalk and curb be constructed in front of the entire property on Hermany Avenue to the satisfaction of the Borough President; that there shall be no parking of any type vehicle on the sidewalks in front of this property; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 645-58-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Yerna J. Kauffman, owner.

SUBJECT—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Samuel Bleecker.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1960 after due notice by publication in the Bulletin; laid over to July 6, 1960 for inspection and decision; hearing closed; then to September 20, 1960 for decision at request of applicant; to submit statement from Temple; then to September 27, 1960 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated February 19, 1960 acting on Alt. Applic. No. 3559-58, reads:

"1. Parking lot in a residence use district is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 3559-58, Objection No. One be and it hereby is affirmed and that the application be and it hereby is denied.

## 440-59-BZ

APPLICANT—Randolph M. Smith for Carl I. Koncur, owner.

SUBJECT—Application July 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the first floor of the present three story buildings with the two one story additions from store and storage, to offices, storage and wholesale sales of imported food products.

PREMISES AFFECTED—92-16 95th Avenue southwest corner of 93rd Street, Block 9032, Lot 8, Woodhaven, Borough of Queens.



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## APPEARANCES—

For Applicant: Randolph M. Smith.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 13, 1960 after due notice by publication in the Bulletin; laid over to September 27, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 1, 1959 acting on Alt. Applic. No. 718-59, reads:

"1. Proposed change from office and store to an office and wholesale storage in a Residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the first floor of the present three story brick and frame building, with two one-story additions, from store and storage, to offices, storage and wholesale sales of imported food products, for a term of ten years, *on condition* that the work be done in accordance with drawings filed with this application dated June 27, 1960, 7 sheets; *on the further condition* that the building comply with the Administrative Building Code in all respects; that all other laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 921-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, office and car wash and extend the uses to include minor auto repairs, salesroom, utility room, ground sign, parking and storage of motor vehicles and the installation of five (5) additional 550 gallon gasoline tanks.

PREMISES AFFECTED—71-10 to 71-20 (71-20 official) Roosevelt Avenue, and 40-02 to 40-08 72nd Street, southwest corner, Block 1303, Lot 9, Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed, then to September 27, 1960 for

decision; applicant to file revised drawing showing new accessory building located further in from street and re-locating toilet doors; and

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1959 acting on N.B. Applic. No. 4358-59, reads:

"1. Proposed demolition, reconstruction and extension of use of an existing gasoline station, lubritorium, office and laundry to—Gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles in a lot located within a Business Use district is contrary to Art. II Sect. 4(a) subsections 29 and 49 of the Zoning Resolution.

2. Proposed ground signs in a Business Use district are contrary to Art. II Sect. 4(a) subsection 49 of the Z.R.

Note: Premises was subject to Board of Standards and Appeals variance under Cal. #493-37-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, office and car wash, and extend the uses to include minor auto repairs, sales room, utility room, ground sign, parking and storage of motor vehicles, and the installation of five additional 550 gallon gasoline tanks; *on condition* that the work be done in accordance with drawings filed with this application dated December 29, 1959, 6 sheets; that the arrangement of the toilet doors be changed so as to make the entrances remote from each other; that all laws, rules and regulations applicable be complied with; and that permits be obtained, work done and a certificate of occupancy obtained within the requirements of Sec. 22A of the Zoning Resolution.

## 82-60-BZ

APPLICANT—Leonard F. Rothkrug for Abso Mason Contracting Corporation, owner; Precision Mason Contracting Corporation, lessee.

SUBJECT—Application February 8, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of a portion of the building from sales and distribution of dairy products to stamping and assembly of vinyl and metal products and the construction of an extension of the building to occupy more than the permitted area.

PREMISES AFFECTED—2404-2410 McDonald Avenue, west side, 92 feet south of Village Road South, Block 7149, Lots 10, 11 and 12, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and Vincent J. Santo.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1960 after due notice by publication in the



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Bulletin; laid over to July 12, 1960 for inspection and decision; hearing closed; then to July 26, 1960 for decision; applicant to submit statement; then to September 27, 1960 for appearance of applicant; and

WHEREAS, the decision of the Borough Superintendent, dated February 8, 1960 acting on Alt. Applic. No. 3712-59, reads:

"1. Proposed extension of bldg. used for storage of bldg. materials & factory for metal products from the business zone into the residence zone, is contrary to Art. 2, Sect. 3 of the Zoning Resolutions.

2. Proposed extension is in excess of the area coverage permitted in a D area district and is contrary to Art. 4, Sect. 14 of the Zone Resolutions."

and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Sections 7c and 21 of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of a portion of the building from sales and distribution of dairy products, to stamping and assembly of vinyl and metal products and the construction of an extension of the building to occupy more than the permitted area, *on condition* that the work conform with drawings filed with this application dated Feb. 8, 1960, 4 sheets, and July 25, 1960, 1 sheet revised, that the windows along the south wall of the building be blocked up; that there be no skylights in the 20 foot 3½ inch wide building along the south side of the plot; that sound deadening be provided on the ceiling of this building and under the stamping machines; that a solid chain link fence 5 feet 6 inches in height be built along Lake Street front with no openings therein except a 3 foot 6 inch gate for emergency exit; that mechanical ventilation must be provided for the factory to comply with the Labor Law; that all laws, rules and regulations applicable be complied with; that all permits be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 146-60-BZ

APPLICANT—Lama, Proskauer and Prober for Fifty States Realty Corporation, owner.

SUBJECT—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—2347-2357 Ralph Avenue and 1314-1326 East 64th Street, southeast corner, Block 8363, Lot 21, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 13, 1960 after due notice by publication in the

Bulletin; laid over to September 27, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 19, 1960 acting on N.B. Applic. No. 3432-59, reads:

"1. The proposed gasoline service station, lubritorium, car washing, minor auto repairs, office and sales room, utility room, parking and storage of motor vehicles in a lot which is located within a retail use district is contrary to Article II Section 4-A Section 4(a) and subsection (29) and (46) of the Zoning Resolution.

"2. Proposed ground sign (supported on light standard) is contrary to Article II Section 4-A and Section 4(a) and subsection (49) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee found that the plot was too small for use as a gasoline service station and recommended that the application should not be granted, and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, i and e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. App. 3432-59, Objection Nos. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 204-60-BZ

APPLICANT—M. W. Del Gaudio for John Cullo, owner.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry building for use as office, storage and processing of stone with the open area for the storage and cutting of stone.

PREMISES AFFECTED—3221 Edson Avenue, west side, 100 feet south of East 222nd Street, Block 4758, Lot 20, Borough of the Bronx.

### APPEARANCES—

For Applicant: Eugene N. Seccia.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 13, 1960 after due notice by publication in the Bulletin; laid over to September 27, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 1, 1960 acting on N.B. Applic. No. 91-1960, reads:

"1. Proposed new building for the use of office, storage and processing of stone located in a business use district is contrary to Art. II Sect. 4 (39) of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one-story masonry building for use as office, storage and processing of stone, with the open area for the storage and cutting of stone, for a term of twenty years, *on condi-*



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tion that the work be done in accordance with drawings filed with this application dated March 18, 1960, three sheets and Aug. 29, 1960 2 sheets revised; on the *further condition* that sidewalks, curbs and curb cuts be installed to the satisfaction of the Borough President; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 208-60-BZ

APPLICANT—Aaron Halpern for Pauline Sherman, owner.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-D area district, the erection of an enclosed porch encroaching on the required setback.

PREMISES AFFECTED—3605 Waldo Avenue, northwest corner of West 236th Street, Block 3414, Lot 60, Borough of the Bronx.

### APPEARANCES—

For Applicant: Aaron Halpern and Pauline Sherman.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 11, 1960 acting on Alt. Applic. No. 29-60, reads:

"1. Portion of any building erected within 10 ft. of the street line is contrary to Art. IV Sect. 14-B of the Z.R."

and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in a D-D area district, the erection of an enclosed porch encroaching on the required setback *on condition* that the work be done in accordance with drawings filed with this application dated July 12, 1960, 7 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 212-60-BZ

APPLICANT—De Rose and Cavalieri for Joseph and Pearl Frascione, owners; Carmine Coscia, owner under contract.

SUBJECT—Application March 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for the parking and storage of more than five (5) passenger type motor vehicles for a term of ten (10) years.

PREMISES AFFECTED—1841 Belmont Avenue and 646 East 176th Street, southwest corner, Block 2945, Lots 25, 28, 29, 30 and 31, Borough of the Bronx.

### APPEARANCES—

For Applicant: George J. Cavalieri.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 13, 1960 after due notice by publication in the Bulletin; laid over to September 27, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 29, 1960 acting on Alt. Applic. No. 1064-59, reads:

"1. The proposed parking lot for motor vehicles in a residence use district is contrary to Art. II Sec. 3 of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for the parking and storage of more than five passenger type motor vehicles, for a term of ten years, *on condition* that the work be done in accordance with drawings filed with this application dated March 22, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 281-60-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application April 6, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail and residence use district, the removal of an existing two story building occupied as a gasoline service station, retail stores and offices and the erection of a one story building and extension of the gasoline service station and accessory uses to occupy the entire premises.

PREMISES AFFECTED—2040-2046 8th Avenue and 244-252 West 111th Street, southeast corner, 2042 Frederick Douglas Circle and 243 Cathedral Parkway, Block 1826, Lot 1, Borough of Manhattan.

### APPEARANCES—

For Applicant: Alfred A. Lama.  
For Opposition: Edward Hoffman, for Park Dept.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker .....  
Negative: .....

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 13, 1960, after due notice by publication in the Bulletin; laid over to September 27, 1960 for inspection and decision; applicant to file statement from the Transit Authority giving their approval in regard to subway exit and drawing indicating protection at subway exit; and



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WHEREAS, the decision of the Borough Superintendent, dated March 29, 1960 on N.B. Applic. 205-59, reads:

"1. The proposed demolition of an existing bldg. and the construction of a new bldg. and gasoline pumps on the site of an existing gasoline station, stores and offices to be used as gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles, located partly in a Residence Use District and partly in a Retail Use District is contrary to Art. II, P 3 & P 4A, Zoning Resolution. NOTE the rearrangement of curb cuts to an existing gasoline station in proximity to pedestrian entrances to public park of over one-half acre."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 a of the Zoning Resolution, to permit in a retail and residence use district, the removal of an existing two-story building occupied as gasoline service station, retail stores, offices and the erection of a new one-story building and extension of the gasoline service station and accessory uses to cover the entire plot *on condition* that the work be done in accordance with drawings filed with this application dated April 6, 1960, 6 sheets; that signs be limited to those shown on the drawings approved with this resolution; that all laws, rules and regulations applicable shall be complied with; that all permits be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

300-60-BZ

APPLICANT—Albert J. Marlo for Acorn Auto Service, owner.

SUBJECT—Application April 21, 1960—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, the rebuilding of the service building with signs, show windows and curb cut within 75 feet of a residence use district, renovate the station and extend the present uses of gasoline service station, auto laundry, lubrication, office, auto accessory store, battery and tire service to include accessory sales, auto repairs, safety inspection and parking and storage of motor vehicles.

PREMISES AFFECTED—533-545 Coney Island Avenue and 44-46 Hickley Place, southeast corner, Block 5114, Lots 1 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Albert J. Marlo.

For Opposition: Ruby Mitchell.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker

Negative: 5  
0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 13, 1960 after due notice by publication in the Bulletin; laid over to September 27, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1960 acting on Alt. Applic. No. 423-60, reads:

"1. Proposed extension and reconstruction of gasoline service station, lubritorium, auto washing (non-automatic), office and accessory sales repair shop, safety inspection and parking and storage for more than five

motor vehicles in a Business Zone is contrary to Article II, PP. 4a, subsections 29 and 46 of the Zoning Resolution."

2. Proposed show windows, signs and curb cuts within 75' of a Residence Zone is contrary to Article II, PP. 7A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a, i and 7A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7 a, i and 7A of the Zoning Resolution, to permit, in a business use district, the rebuilding of the service building, with signs, show windows and curb cut within 75 feet of a residence use district, renovate the station and extend the present uses of gasoline service station, auto laundry, lubrication, office, auto accessory store, battery and tire service, to include accessory sales, auto repairs, safety inspection and parking and storage of motor vehicles *on condition* that the work be done in accordance with drawings filed with this application dated April 21, 1960, 8 sheets; that the pavement, sidewalks, curbs and curb cuts be repaired wherever necessary to maintain them in a condition satisfactory to the Borough President; that all laws, rules and regulations applicable shall be complied with; that all permits be obtained, all work completed, and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:00 P.M.

JAMES P. MULROY, Secretary.

## REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 27, 1960,  
2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

68-60-A

APPLICANT—Henry George Greene for Equitable Trading Corporation, owner; Maxwell Brody, lessee.

SUBJECT—Application January 28, 1960—Appeal from a decision of the Borough Superintendent re—enclosed stairways.

PREMISES AFFECTED—204-208 Franklin Street, northwest corner of Washington Street, Block 185, Lot 25, Borough of Manhattan.

APPEARANCES

For Applicant: J. G. L. Molloy.

ACTION OF BOARD—Laid over to October 18, 1960, at 2 P.M., applicant to file revised plans; hearing closed.

255-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch, owner.

SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner re—an order—Automatic sprinkler system.

PREMISES AFFECTED—146 West 94th Street, south side, 342.2 feet east of Amsterdam Avenue, Block 1224, Lot 150, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to October 4, 1960, at 2 P.M., at the request of applicant.



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## 256-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch, owner.

SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner re—an order—Automatic sprinkler system.

PREMISES AFFECTED—148-150 West 94th Street, south side, 307 feet east of Amsterdam Avenue, Block 1224, Lots 51 and 52, Borough of Manhattan.

### APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to October 4, 1960, at 2 P.M. at the request of applicant.

## 257-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch, owner.

SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner re—an order—Automatic Sprinkler system.

PREMISES AFFECTED—152 West 94th Street, south side, 289 feet east of Amsterdam Avenue, Block 1224, Lot 152, Borough of Manhattan.

### APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to October 4, 1960, at 2 P.M., at the request of applicant.

## 353-60-A

APPLICANT—William S. Shary for New York City Mission Society, owner.

SUBJECT—Application May 10, 1960—Appeal from a decision of the Borough Superintendent—re bulkhead to roof and fire-retarding of public hall partitions.

PREMISES AFFECTED—348 Convent Avenue, west side, 79 feet south of West 145th Street, Block 2059, Lot 48, Borough of Manhattan.

### APPEARANCES—

For Applicant: William S. Shary and George S. Wyverberg.

ACTION OF BOARD—Laid over to October 11, 1960, at 2 P.M., for inspection and decision; hearing closed.

## 364-60-A

APPLICANT—Daniel Laitin for ARC Building Corporation, owner; Field Brothers, Incorporated, lessee.

SUBJECT—Application May 9, 1960—Appeal from a decision of the Borough Superintendent—re Egress between stores.

PREMISES AFFECTED—1102-1114 Kings Highway and 2051-2059 Coney Island Avenue, southeast corner, Block 6794, Lot 78, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Daniel Laitin.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to October 11, 1960, at 2 P.M., for inspection and decision; hearing closed.

## 380-60-A

APPLICANT—P. Feiner and Sons, Incorporated for 522 West 45th Street Corporation, owner.

SUBJECT—Application May 16, 1960, originally filed April 7, 1960—Appeal from a decision of the Fire Commissioner—re Smoking permit.

PREMISES AFFECTED—522 West 45th Street, south side, 250 feet west of 10th Avenue, Block 1073, Lot 46, Borough of Manhattan.

### APPEARANCES—

For Applicant: Irwin S. Feiner and E. V. Hourigan.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to October 11, 1960, at 2 P.M., for inspection and decision; hearing closed.

## 850-56-BZ

APPLICANT—Maurice G. Usan for Jewish Community Center, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 14, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7a and 21 of the Zoning Resolution, permitting in a E area district, the construction of a two story and part three story addition to an existing community center occupying more than the permitted area having less than the required setback, side yard and rear yard.

PREMISES AFFECTED—475 Victory Boulevard, west side, 220 feet south of Woodstock Avenue, Block 120, Lots 109 and 112, Silver Lake, Borough of Richmond.

### APPEARANCES—

For Applicant: Maurice G. Usan.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 29, 1958, on certain conditions; and

WHEREAS, the resolution was amended on July 14, 1959; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted in July 29, 1958, as *amended* on July 14, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 211/56)

## 135-58-BZ

APPLICANT—Leonard F. Rothkrug for Ludvik Hilmar Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 14, 1960—re Application, decision of the Borough Superintendent previously granted on condition, under Sections 7f and 7 of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs, hand tools only, lubricatorium, car washing, non-automatic, office and sale, parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—3880 Richmond Avenue at 4575 Amboy Road, northwest corner, Block 5585, Lot 6 Eltingville, Borough of Richmond.

### APPEARANCES—

For Applicant: Philip Granata.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 14, 1959, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:



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"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 126/58)

## 768-58-BZ

APPLICANT—Elliot Saltzman for Newtal Corp., owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 24, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7i and 7A of the Zoning Resolution, permitting in a business and residence use district, the reconstruction of an existing gasoline service station, lubritorium, motor vehicle repairs with hand tools only, car washing, non-automatic, office and sale of accessories and the parking of more than five cars awaiting service, the existing use of dismantling and storage of used auto parts to be discontinued, the proposed reconstruction to have signs, show windows and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—905-915 Pennsylvania Avenue and 125-133 Wortman Avenue, northeast corner, Block 4369, Lot 37, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Elliot Saltzman.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1959, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 2379/58)

## 322-60-BZ—Vol. II

APPLICANT—Herman Horowitz for Jacob Perlow and 259-261 West 12th Street, Corporation, owners.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under Section 21 of the Zoning Resolution, to permit in a business and residence use D area, Class 3/4 height district, the erection of a six story and basement multiple dwelling, that exceeds the permitted area coverage and exceeds the permitted height.

PREMISES AFFECTED—257-261 West 12th Street, north side, 181 feet east of West 4th Street, Block 615, Lots 90 and 91, Borough of Manhattan.

### APPEARANCES—

For Applicant: Herman Horowitz.

For Opposition: R. Jacobs.

ACTION OF BOARD—Request to reopen as Vol. II denied.

### THE VOTE—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## 051-21-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober for D. & L. Truck Renting Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the

Borough Superintendent; previously granted on condition, under Sections 7e and 7i of the Zoning Resolution, permitting on a plot partly in business and partly in residence use district, the erection and maintenance of a one story extension to an existing building and extend the present use of garage for trucks and repair shop to include body and fender work, incidental painting and spraying, welding and storage of parts.

PREMISES AFFECTED—1820-1832 Cropsey Avenue and 231-245 Bay 19th Street, southwest corner, Block 6464, Lot 16, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. V subject to the regular procedure; photographs and other applicable papers in Vol. IV may be used.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 696-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Singer and Carlton, Inc., owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 25, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7i and 7e of the Zoning Resolution, permitting in a manufacturing and residence use district, the change in occupancy from public garage to public garage, motor vehicle repair shop, touch up painting and spraying, lubrication, gasoline tanks and pumps, welding, storage of parts and office, all for a temporary term of ten (10) years.

PREMISES AFFECTED—1317-1327 36th Street and 123-139 Louisa Street, northeast corner, Block 5312, Lot 6, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Philip Granata.

ACTION OF BOARD—Application reopened and set for hearing on October 25, 1960, at 10 A.M., to consider extension of time to obtain permits and complete the work, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 232-26-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug for Arrow Construction Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously Vol. I granted on condition and Vol. II dismissed, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the alteration and maintenance of a building for use for sale of auto accessories, recapping and vulcanizing of tires and tubes and display of goods.

PREMISES AFFECTED—2255-2269 Webster Avenue northwest corner of Ford Street, Block 3143, Lot 201, Borough of The Bronx.

### APPEARANCES—

For Applicant: Philip Granata.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0



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## MINUTES

### 472-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for 246 Sears Rd. Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a residence use district, the maintenance of a gasoline service station, lubritorium, car washing and office for a term of years.

PREMISES AFFECTED—2765-2773 Cropsey Avenue and 184-196 28th Avenue, northeast corner, Block 6915, Lot 44, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### 802-40-BZ—Vol. II

APPLICANT—Doris A. Thompson for George H. Fogarty, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 13, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension of existing motor vehicle repair shop.

PREMISES AFFECTED—168-26 to 168-28 Liberty Avenue and 103-01 to 103-07 168th Place, southeast corner, Block 10222, Lots 9 and 10, Jamaica, Borough of Queens.

#### APPEARANCES—

For Applicant: Doris A. Thompson.

ACTION OF BOARD—Application reopened and set for hearing on October 25, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### 389-51-BZ—Vol. II

APPLICANT—Herman Kron for Paneida Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the extension of garage use on West 56th Street (lot 40) presently used as a storage garage, to be extended into building located on Lot 39, presently used as a non-storage garage (three pleasure cars; balance dead storage).

PREMISES AFFECTED—108-112 West 56th Street, south side, 150 feet west of Avenue of the Americas, Block 1008, Lots 39 and 40, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### 176-55-BZ—Vol. II

APPLICANT—Burke & Groh for Nicholas Desciolo, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a retail and residence use district, the use of the premises as a factory in the retail portion of the lot.

PREMISES AFFECTED—147-36 Brookville Boulevard, southwest corner of 147th Road, Block 13729, Lots 30 and 33, Springfield Gardens, Borough of Queens.

#### APPEARANCES—

For Applicant: Paul A. Martineau.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

(Remaining Minutes of the Meeting of September 25, 1960 will be printed in the Bulletin of October 13, 1960.)



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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 41

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances, will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

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# CALENDAR

## DOCKET

*New Cases Filed up to October 4, 1960.*

*Cal. No. Dept. Premises Affected*

**713-60-SM**—Weldwood Fireproofed Plywood, for architectural uses, manufactured by United States Plywood Corp., Material.

**714-60-SM**—Columbia-matic "8" and Columbia "8" Jr., construction hand tool for fastening with nails or threaded studs into concrete or steel, manufactured by American International Tool Co., Material.

**715-60-SM**—Dow Chemical Company Saran Lined Drainage Systems, manufactured by The Dow Chemical Company, Material.

**716-60-SM**—Fi-Retard® NBX, Nylon and Linen Fabrics, manufactured by Arkansas Company, Inc., Material.

**717-60-BZ**—B.R.—2052 Victory Boulevard and 7 Bradley Avenue, southeast corner, Block 724, Lot 1, Fairview Heights, Borough of Richmond, N.B. 1123-60, re—gasoline service station, lubritorium, car washing, minor motor vehicle repairs with handtools, sale of accessories and parking for more than 5 motor vehicles and illuminated free standing sign, retail use district; business entrance or exit or show window within 75' of the residence use district.

**718-60-A**—B.R.—2052 Victory Boulevard and 7 Bradley Avenue, southeast corner, Block 724, Lot 1, Fairview Heights, Borough of Richmond, N.B. 1123-60, re—curb cuts in bed of mapped street.

**719-60-A**—B.Q.—215-15 43rd Avenue, northwest corner 215th Place, Block 6305, Lot 17, Bayside, Borough of Queens, Alt. 2015-60, re—frame dwelling for public use.

**720-60-A**—B.B.—740 Atlantic Avenue, southwest corner Carlton Avenue, Block 1170, Lot 35, Borough of Brooklyn, Misc. 3721-60, re—installation of six 5000 gallon gasoline tanks in underground vaults.

**721-60-BZ**—B.Bx.—2299 Schley Avenue, north side, 10.18 feet east of Brush Avenue, Block 5610, Lots 6, 7, 8, 9, 10, 11, 12, 14, 22, 23, 28, 29, 31, 55, 58, 60, 61, 63, 64, 67, 69, 72, 75, 76, 77, 82, 84, and 85, Borough of The Bronx, NB-1081-60, re—proposed Class 2 Fireproof seven story and cellar, Class "B" Multiple Dwelling (hotel with accessory uses), E-1 area, residence use district.

**722-60-BZ**—B.Bx.—600 Bagley Street, southeast corner of Hutchison River Parkway Service Road, Block 5610, Lots 87, 88, 96 and 100, Borough of The Bronx, Alt. 679-60, re—proposed parking of more than 5 motor vehicles on vacant lot, E-1 area, residence use district.

**723-60-BZ**—B. Bx.—2307 Schley Avenue, northwest corner Hutchinson River Parkway Service Road, Block 5612, Lots 71, 72, 114 and 122, Borough of The Bronx, Alt. 678-60, re—proposed parking of more than 5 motor vehicles on a vacant lot, E-1 area, residence use district.

**724-60-A**—B.Bx.—New York University Campus—Engineering Reading Room, Building No. 33, Block 3222, Lot 4, Borough of The Bronx, N.B. 812-60, re—wood and steel frame building used as college library.

**725-60-A**—B.Bx.—New York University Campus—Shanks Building No. 32, Block 3222, Lot 62, Borough of The Bronx, N.B. 813-60, re—wood and steel frame building used as a college classroom and garage.

**726-60-A**—B.Bx.—New York University Campus—State Hall Building No. 8, Block 3222, Lot 62, Borough of The Bronx, N.B. 811-60, re—wood and frame building used as college classroom located outside fire limits.

**727-60-SA**—Electronics Corporation of America Smoke Detector, various models, manufactured by Electronics Corporation of America, Appliance.

**728-60-A**—B.B.—1301-1313 West 7th Street and 6505-6509 Bay Parkway, southeast corner, Block 6578, Lot 1, Borough of Brooklyn, Alt. 2701-60, re—egress.

**729-60-A**—B.M.—801-819 7th Avenue, east side, from West 52nd Street to West 53rd Street, 139-163 West 52nd Street, 140-166 West 53rd Street, Block 1005, Lot 1, Borough of Manhattan, N.B. 149-60, re—request to review Borough Superintendent's Decision on Zoning Matter.

**730-60-SM**—Hussey Open Deck Telescopic Roll-Out Gym Seat, to be used for gymnasium seating, manufactured by Hussey Manufacturing Co. Inc., Material.

**731-60-A**—B.M.—3821, 3825, 3835, 3839 Broadway, west side, from Fort Washington Avenue to West 160th Street, Block 2137, Lots 1, 7, 9 and 10, Borough of Manhattan, Alt. 344-60, re—marquee.

**732-60-BZ**—B.Q.—69-06 166th Street, southwest corner of 69th Avenue, Block 6932, Lot 9, Flushing, Borough of Queens, N.B. 2746-59, re—proposed building in a G-1 area district nearer than 15 feet to street line.

**733-60-BZ**—B.M.—3-19 East 101st Street, north side, 9 feet west of Madison Avenue, Block 1607, Lot 5, Borough of Manhattan, Alt. 1090-60, re—parking for more than motor vehicles, retail and residence use district.

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**746-58-BZ**—B.Q.—74-11 Beach Channel Drive, south side from Beach 74th Street to Beach 75th Street, Block 54 Lot 1, Arverne, Borough of Queens, N.B. 3826-58, reopened for consideration as to extension of time to complete, re—gasoline service station, auto laundry, lubritorium, parking and storage, etc.—business use district.

**340-48-BZ—Vol. III**—B.Q.—135-20 35th Avenue and 35 Linden Place, southwest corner, Block 4959, Lots 18 and Flushing, Borough of Queens, N.B. 583-58, re—carwash retail use district.

**1266-25-BZ—Vol. III**—B.B. 668 New Lots Avenue and 632 Jerome Street, southwest corner, Block 4307, Lot 2 Borough of Brooklyn, Alt. 1824-60, re—proposed 1-story extension of building and extension of use to include gasoline.



# CALENDAR

service station, lubritorium, minor auto repairs, car washing, parking of motor vehicles awaiting service, etc.; ground sign, etc.—business use district.

**88-55-BZ—B.Bx.**—3327 White Plains Road, west side, 246.77 feet north of Rosewood Street, Block 4624, Lot 49, Borough of The Bronx, Amendment to Alt. 11-55, reopened for consideration as to extension of term of variance, re—use of structure at rear of site as a garage and motor vehicle repair shop—residence and retail use district.

**188-59-BZ—Vol. II—B.M.**—1-3 Cooper Square and 55 East 4th Street, northeast corner, Block 460, Lot 1, Borough of Manhattan, Amendment to N.B. 116-58, re—gasoline service and oil selling station, sales room, lubritorium, minor auto repairs with hand tools, parking and storage—business use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept of Marine and Aviation.

## RULES

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                                                                                 | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                                                                                            | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of .....                                                                                        | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                                                                                         | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                                                                                | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                                                                                             | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                                                                                      | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                                                                                             | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                                                                                            | Sept. 15, 1955.                |
| Elevator Rules .....                                                                                                                                         | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                                                                               | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                                                                                             | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                                                                                | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                                                                                     | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                                                                                             | April 15, 1958.                |
| Fire Drill Rules .....                                                                                                                                       | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Sept. 29, 1960—Vol. 45, No. 39 |
| Fireproof Wood, Testing of.....                                                                                                                              | June 30, 1960—Vol. 45, No. 26  |
| Gas Shut-Off Rules .....                                                                                                                                     | Apr. 13, 1937—Vol. 22, No. 15  |
| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Insulating Fibre Board Rules ....                                                                                                                            | June 5, 1928—Vol. 13, No. 23   |
| Methyl Chloride Rules for Class B and C Refrigerating Systems..                                                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
| Oil Burner Rules .....                                                                                                                                       | Feb. 11, 1947—Vol. 32, No. 6   |
| Opening Protective Assemblies, Rules for Inspection of .....                                                                                                 | June 25, 1959—Vol. 44, No. 25  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....                                                                   | May 27, 1954.                  |
| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) .....                                                         | Aug. 3, 1937—Vol. 22, No. 31   |
| Procedure, Rules of .....                                                                                                                                    | Nov. 13, 1956.                 |
| Smoking in Factories, Rules for..                                                                                                                            | Oct. 8, 1959—Vol. 44, No. 40   |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                                                                                | Mar. 31, 1960—Vol. 45, No. 13  |
| Sprinkler, Rules .....                                                                                                                                       | June 30, 1960—Vol. 45, No. 26  |
| Standpipe Fireline Rules .....                                                                                                                               | June 29, 1937—Vol. 22, No. 26  |
| Structural Alterations Reporting..                                                                                                                           | June 8, 1937—Vol. 22, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...                                                                                               | June 7, 1932—Vol. 17, No. 23   |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                                                                                            | Sept. 3, 1946—Vol. 31, No. 36  |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired

Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

OCTOBER 18, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 18, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 522-48-BZ—Vol. III

APPLICANT—Lama Proskauer and Prober for Estate of Frank Permeggia, owner.

SUBJECT—Application reopened July 6, 1960 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the conversion of use of the present two and one half story building from store and dwelling to offices, and erect a one story extension for the storage of pipe and threading and cutting of pipe and the parking and storage of motor vehicles on the unbuilt upon portion of the plot for a stated term of fifteen (15) years.

PREMISES AFFECTED—170-02 to 170-08 (170-02 official) 93rd Avenue, and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

### 533-60-A

APPLICANT—Lama, Proskauer and Prober for Estate of Frank Permeggia, owner.

SUBJECT—Application May 24, 1960, appeal from a decision of the Borough Superintendent, re: frame construction, live load.

PREMISES AFFECTED—170-02 to 170-08 (170-02 official) 93rd Avenue and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

### 471-60-BZ

APPLICANT—Victor E. Block for Sidjack Realty Corporation, owner.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1668 Bryant Avenue, east side, 24.75 feet north of East 173rd Street, Block 3002, Lot 2, Borough of The Bronx.

### 395-60-BZ

APPLICANT—Paul Friedman for Louis N. Nadelbach, owner; Sun Oil Company, lessee.

SUBJECT—Application May 23, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, with ground sign, for a stated term of fifteen (15) years.

PREMISES AFFECTED—743-757 Linden Boulevard, northeast corner, of Euclid Avenue, Block 4461, Lots 27, 31, 32, 33, 34, 35, and 38, Borough of Brooklyn.



# CALENDAR

## 250-60-BZ

APPLICANT—E. Robert Pratt for Mrs. Beatrice Menze, owner.

SUBJECT—Application April 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling into a two family dwelling.

PREMISES AFFECTED—137-19 242nd Street, east side, 180 feet south of 137th Avenue, Block 13239, Lot 19, Rosedale, Borough of Queens.

## 296-60-BZ

APPLICANT—Lama, Proskauer and Prober for Frank J. Crisona and John L. Crisona, owners.

SUBJECT—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, ground sign, parking and storage of motor vehicles and with curb cuts within 75 feet of a residence use district for a term of fifteen (15) years.

PREMISES AFFECTED—30-71 to 30-79 (30-75 official) 21st Street, and 21-02 to 21-10 30th Drive, southeast corner, Block 551, Lot 19, Astoria, Borough of Queens.

## 369-60-BZ

APPLICANT—Herbert Tannenbaum for Leefar Construction Corporation, owner; Safeway Stores, Incorporated, lessee.

SUBJECT—Application May 12, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of the patron parking from the business portion into the residence portion of the plot.

PREMISES AFFECTED—74-39 Jamaica Avenue, northeast corner of Dexter Court, Block 8835, Lot 1, Woodhaven, Borough of Queens.

## 472-60-BZ

APPLICANT—Victor E. Block for Sidjack Realty Corporation, owner.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1570 Hoe Avenue, east side, 75 feet south of East 173rd Street, Block 2989, Lot 20, Borough of The Bronx.

## 85-56-BZ

APPLICANT—Lama, Proskauer and Prober for Tremarco Corp., owner.

SUBJECT—Application reopened June 21, 1960 and restored to the docket, in accordance with the order of the Court—decision of the Borough Superintendent, previously granted on condition, under Sections 7f, 7e, 7i and 7h of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office sales and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—1041-1065 (1055 official) Hylan Boulevard and 653-665 Steuben Street, northeast corner, Block 3230, Lot 1, Edgewater, Borough of Richmond.

## 1083-47-BZ—Vol. IV

APPLICANT—Wechsler and Schimenti for 333 East 105th Street Corporation, owner.

SUBJECT—Application reopened July 6, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district in three existing attached buildings occupied as a laundry, the erection of a two story addition to the one story building used for loading and storage, the new

extension to be used for light manufacturing in conjunction with the laundry.

PREMISES AFFECTED—327-337 East 105th Street, north side, 225 feet west of First Avenue, Block 1677, Lots 14, 15 and 17, Borough of Manhattan.

## 381-60-BZ

APPLICANT—Lama, Proskauer and Prober for Skyway Midtown Incorporated, owner.

SUBJECT—Application May 17, 1960—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, non-automatic, office and sales, storage room, parking and storage of motor vehicles with a ground sign for a stated term of twenty (20) years.

PREMISES AFFECTED—350-358 East Houston Street, and 7-11 Avenue C, northwest corner, and 251-257 East 2nd Street, Block 384, Lots 30, 31 and 33, Borough of Manhattan.

## 402-40-BZ

APPLICANT—Alvin J. Sander for Agnes Hall, owner.

SUBJECT—Application reopened September 20, 1960 for consideration as to extension of time to complete, expired March 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use, F area district, the erection and maintenance of building to be used as an auto laundry, lubritorium, office and boiler room in conjunction with a gasoline service station on a plot previously occupied as a gasoline service station.

PREMISES AFFECTED—144-39 to 144-47 Farmers Boulevard, southeast corner of South Conduit Avenue, Block 4517, Lot 1 and part of Lot 3, Springfield, Borough of Queens.

## 312-24-BZ—Vol. II

APPLICANT—Kommel and Rogers for Benjamin Gursky, owner.

SUBJECT—Application reopened September 20, 1960 for consideration as to extension of term of variance, expired June 21, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 7A of the Zoning Resolution, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores); to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection.

PREMISES AFFECTED—1418-1424 Elm Avenue and 1310-1320 East 15th Street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

## 187-55-BZ

APPLICANT—Leonard F. Rothkrug for Anthony D'Angelo, owner.

SUBJECT—Application reopened September 20, 1960 for consideration as to extension of time to obtain certificate of occupancy—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—356 Evergreen Avenue and 29-35 Harmon Street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

## 698-54-BZ

APPLICANT—Dalo Auto Body Works, owner.

SUBJECT—Application reopened September 20, 1960 for consideration as to extension of term of variance, expired July 26, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the



# CALENDAR

Zoning Resolution, permitting in a business use district a motor vehicle repair shop.

**PREMISES AFFECTED**—2953 Boston Road, west side, 100 feet north of Paulding Avenue and 2918 Paulding Avenue, Block 4555, Lot 25, Borough of The Bronx.

**668-58-BZ**

**APPLICANT**—Department of Traffic, City of New York, owner.

**SUBJECT**—Application reopened September 20, 1960 for consideration as to extension of time to complete, expired March 31, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a municipal parking lot for more than five (5) motor vehicles.

**PREMISES AFFECTED**—2869-2883 Pitkin Avenue, north side, from Sheridan to Grant Avenues, Block 4222, Lot 1, Borough of Brooklyn.

**669-58-BZ**

**APPLICANT**—Department of Traffic, City of New York, owner.

**SUBJECT**—Application reopened September 20, 1960 for consideration as to extension of time to complete, expired March 31, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a municipal parking lot for more than five (5) cars.

**PREMISES AFFECTED**—2885-2907 Pitkin Avenue, north side, from Grant Avenue to Elderts Lane, Block 4223, Lot 1, Borough of Brooklyn.

**524-52-BZ**

**APPLICANT**—Ingram S. Carner for Walmore Realty Company, Inc., owner.

**SUBJECT**—Application reopened July 12, 1960 for consideration as to extension of time to complete, expired January 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use E area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required set-backs from the street line.

**PREMISES AFFECTED**—148-12 to 148-22 Rockaway Boulevard and 126-02 to 126-08 149th Street, southwest corner, Block 12103, Lot 35, Ozone Park, Borough of Queens.

Laid over to October 18, 1960, for consideration as to extension of time to obtain permits and complete the work; two notices in the Bulletin as notice which has been given; applicant to file new decision of the Borough Superintendent, two photographs and statement as to any changed conditions in the area.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

**912-59-BZ**

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the reconstruction of a gasoline service station extending the area and uses to include gasoline service station, lubritorium, minor auto repairs, hand tools only, as a permanent accessory use, car washing, salesroom, utility room. Install 4 new 550 gallon tanks and erect a one story accessory building. Open area will be used for parking and storing motor vehicles.

**PREMISES AFFECTED**—152-01 to 152-07 (152-01 official) Rockaway Boulevard, and 152-02 to 152-18 Baisley Boulevard, southeast corner, Block 12257, Lots 17 and 27, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from October 4, 1960, to October 18, 1960, for inspection and decision.

**394-60-BZ**

**APPLICANT**—De Rose and Cavalieri for Jack Rotner, owner; Valentine Parking Corporation, lessee.

**SUBJECT**—Application May 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the passenger type on a non-transient basis for a period of five (5) years.

**PREMISES AFFECTED**—2903-2907 Valentine Avenue, west side, 81.15 feet south of East 199th Street, Block 3305, Lots 45 and 47, Borough of The Bronx.

**Hearing closed**—Laid over from October 4, 1960, to October 18, 1960, for inspection and decision.

**339-60-BZ**

**APPLICANT**—E. Richard Crino for Santo and Rosina Gaudio, owners.

**SUBJECT**—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of an existing two family dwelling to a three family dwelling.

**PREMISES AFFECTED**—1936 Hering Avenue, east side, 312.50 feet south of Neill Avenue, Block 4276, Lot 60, Borough of The Bronx.

**Hearing closed**—Laid over from October 4, 1960, to October 18, 1960, for inspection and decision.

**340-60-BZ**

**APPLICANT**—E. Richard Crino for Angelo Mucci, owner.

**SUBJECT**—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of an existing two family dwelling into a three family dwelling.

**PREMISES AFFECTED**—1938 Hering Avenue, east side, 275.00 feet south of Neill Avenue, Block 4276, Lot 61, Borough of The Bronx.

**Hearing closed**—Laid over from October 4, 1960, to October 18, 1960, for inspection and decision.

**341-60-BZ**

**APPLICANT**—E. Richard Crino for John Marino, owner.

**SUBJECT**—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a E-1 area district, the extension of an existing three car garage encroaching on the required setback from the street line.

**PREMISES AFFECTED**—2003-2005 Hering Avenue, northwest corner of Neill Avenue, Block 4308, Lot 18, Borough of The Bronx.

**Hearing closed**—Laid over from October 4, 1960, to October 18, 1960, for inspection and decision.

**602-48-BZ—Vol. II**

**APPLICANT**—Lama, Proskauer and Prober for William McCormack, owner.

**SUBJECT**—Application reopened February 9, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the continuance of the present use of a six (6) car garage and in addition, the parking and storage of motor vehicles.

**PREMISES AFFECTED**—8-14 Ford Street, west side, 41.9 feet south of Carroll Street, Block 1415, Lots 31, 32 and 33, Borough of Brooklyn.

**Hearing closed**—Laid over from October 4, 1960, to October 18, 1960, for inspection and decision.

**625-59-BZ**

**APPLICANT**—Burke, Green and Groh, for Port Merrick Development Corporation, owner.



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**SUBJECT**—Application September 18, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing, business and residence use, D area district, the erection of a one story extension to an existing warehouse building on the residence portion of the plot which exceeds the permitted area coverage for the D area district.

**PREMISES AFFECTED**—91-16 143rd Street, west side, 100.10 feet north of Archer Avenue, Block 9982, Lots 13, 18 and 27, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from October 4, 1960 to October 18, 1960, for inspection and decision.

## 32-60-BZ

**APPLICANT**—A. H. Salkowitz for Harry Krupnick, owner.

**SUBJECT**—Application January 13, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit the extension of the first and second floor of an existing one family dwelling into the required set back line of a G-1 area district.

**PREMISES AFFECTED**—65-42 (65-44 official) 182nd Street, northwest corner of 67th Avenue, Block 7088, Lot 44, Flushing, Borough of Queens.

**Hearing closed**—Laid over from October 4, 1960 to October 18, 1960, for inspection and decision.

## 35-59-BZ—Vol. II

**APPLICANT**—Max Siegel Associates, for 30 West 58th Corporation, and 23 West 57th Street Corporation, owners.

**SUBJECT**—Application reopened June 28th, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, after demolishing two adjoining buildings, the extension of the existing parking lot for more than five motor vehicles into vacant area for a term of five (5) years.

**PREMISES AFFECTED**—30-34 West 58th Street, south side, 400 feet west of Fifth Avenue, and 23-25 West 57th Street, Block 1273, Lots 19, 20, 54, 55 and 56, Borough of Manhattan.

**Hearing closed**—Laid over from October 4, 1960 to October 18, 1960, for inspection and decision; applicant to submit revised drawings.

## 397-60-BZ

**APPLICANT**—Samuel Carr for 13 East 75th Street Corporation, owner.

**SUBJECT**—Application May 23, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing four story basement and cellar building occupied as a two family dwelling, the use of a portion of the basement and first floor as an art gallery in conjunction with a one family occupancy and one family occupancy on the 2nd, 3rd and 4th floors.

**PREMISES AFFECTED**—13 East 75th Street, north side, 132 feet west of Madison Avenue, Block 1390, Lot 111, Borough of Manhattan.

**Hearing closed**—Laid over from October 4, 1960 to October 18, 1960, for inspection and decision.

## 398-60-A

**APPLICANT**—Samuel Carr for 13 East 75th Street, Corporation, owner.

**SUBJECT**—Application May 23, 1960—Appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—13 East 75th Street, north side, 132 feet west of Madison Avenue, Block 1390, Lot 111, Borough of Manhattan.

## 164-60-BZ

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i

of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, and a ground sign all for a term of fifteen (15) years.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

**Hearing closed**—Laid over from July 6, 1960, to July 19, 1960, for inspection and decision; then to October 4, 1960, for decision at request of applicant; applicant to inform Board as to possibility of conforming use; then to October 18, 1960 for further inspection and decision.

## 165-60-A

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service Station partly in bed of mapped street, proposed widening Metropolitan Avenue.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

MAX H. FOLEY, *Chairman.*

## OCTOBER 18, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 18, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 68-60-A

**APPLICANT**—Henry George Greene for Equitable Trading Corporation, owner; Maxwell Brody, lessee.

**SUBJECT**—Application January 28, 1960—Appeal from a decision of the Borough Superintendent re—enclosed stairways.

**PREMISES AFFECTED**—204-208 Franklin Street, northwest corner of Washington Street, Block 185, Lot 25, Borough of Manhattan.

## 306-60-A

**APPLICANT**—Thomas V. Burke, Borough Superintendent, Department of Buildings.

**OWNER OF PREMISES**: 228-232 West 42nd Street Realty Corp., owner; Huberts Museum, lessee.

**SUBJECT**—Application April 25, 1960—Revocation of Certificate of Occupancy #31000, re—Alteration #1266 of 1944.

**PREMISES AFFECTED**—228-232 West 42nd Street, south side, 350 feet west of 7th Avenue, Block 1013, Lot 46, Borough of Manhattan.

## 807-59-A

**APPLICANT**—Robert J. Grinnion, for Benjamin Goldstein, owner; Hudson-Lite Electric Company and Arnold Painting Company, lessee.

**SUBJECT**—Application December 4, 1959—Appeal from a decision of the Borough Superintendent re—frame building commercial use.

**PREMISES AFFECTED**—293 East 149th Street, north side, 245 feet east of Morris Avenue, Block 2331, Lot 68, Borough of The Bronx.

## 366-60-A

**APPLICANT**—Jack Weiler for William Kaufman, owner River Brand Rice Mills, Incorporated, lessee.

**SUBJECT**—Application May 10, 1960—Appeal from a decision of the Fire Commissioner—re permission for smoking.



# CALENDAR

PREMISES AFFECTED—350 West Fourth Street, west side, from Horatio Street to Gansevoort Street, Block 627, Lot 43, Borough of Manhattan.

## 377-60-A

APPLICANT—De Rose and Cavalieri for Gabriel Napoli and Laura Napoli, owners.

SUBJECT—Application May 17, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for Variation Section 216 and Section 234 of the Multiple Dwelling Law re-creation of two additional cellar apartments, new law tenement.

PREMISES AFFECTED—1829 Haight Avenue, west side, 365 feet south of Rhineland Avenue, Block 4130, Lot 21, Borough of The Bronx.

## 384-60-A

APPLICANT—H. Herbert Lilien and Clarence Lilien and Sons for Pauline Greenberg, owner.

SUBJECT—Application May 18, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34, subdivision 6, re—janitor's cellar apartment to be rental apartment.

PREMISES AFFECTED—374 Wadsworth Avenue, north side, 469 feet east of West 190th Street, Block 2170, Lot 260, Borough of Manhattan.

## 401-60-A

APPLICANT—De Rose and Cavalieri for Tri-Builders Holding Corporation, owner.

SUBJECT—Application May 24, 1960—Appeal from a decision of the Borough Superintendent re egress.

PREMISES AFFECTED—400A East 118th Street, south side, 75 feet east of 1st Avenue, Block 1711, Lot 145, Borough of Manhattan.

## 411-60-A

APPLICANT—Paul D. Gilbert for Lillian Kimmel, owner.

SUBJECT—Application May 26, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34, subdivision 6(a) of the Multiple Dwelling Law—re cellar apartment.

PREMISES AFFECTED—110 Lenox Road and 2033-2097 Bedford Avenue, southeast corner, Block 5084, Lot 15, Borough of Brooklyn.

## 432-60-A

APPLICANT—Carl H. Salminen for Hubert Staimer, owner; Helen and Harold Stone, owners under option.

SUBJECT—Application June 2, 1960—Appeal from a decision of the Borough Superintendent re—frame building, frame wall.

PREMISES AFFECTED—136-45 37th Avenue, north side, 425.31 feet east of Main Street, Block 4977, Lot 90, Flushing, Borough of Queens.

## 490-60-A

APPLICANT—Sidney H. Kitzler for Quentin Associates, owner; Pincus Decorators Incorporated, lessee.

SUBJECT—Application June 23, 1960—Appeal from a decision of the Borough Superintendent, re—marquee.

PREMISES AFFECTED—1201-1211 Quentin Road and 1673-1683 East 12th Street, northeast corner, Block 6775, Lot 43, Borough of Brooklyn.

## 729-60-A

APPLICANT—Goldwater and Flynn for 801 Seventh Avenue, Incorporated, owner.

SUBJECT—Application September 28, 1960—Appeal from a decision of the Borough Superintendent—re requests Board to review Borough Superintendent's decision on Zoning Matter.

PREMISES AFFECTED—801-819 7th Avenue, east side, from West 52nd Street to West 53rd Street, 139-163 West 52nd Street, 140-166 West 53rd Street, Block 1005, Lot 1, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

NOVEMBER 1, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 1, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 147-34-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application reopened May 24, 1960 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the construction of an extension, re-arrangement of partitions, and refacing the exterior with porcelain enamel on the present service building of the existing gasoline service station and the re-arrangement of the pump islands.

PREMISES AFFECTED—187-37 to 187-47 (187-41 Official) Hillside Avenue and 87-88 to 87-96 188th Street, northwest corner, Block 9960, Lot 1, Hollis, Borough of Queens.

## 602-57-BZ—Vol. II

APPLICANT—Robert Gottlieb for Rose Gscheidle, owner.

SUBJECT—Application reopened May 10, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story, Class 3 building to be used for the storage and transshipping of merchandise and continue the present parking of motor vehicles for a term of ten (10) years.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

## 360-60-BZ

APPLICANT—Burke and Groh for William E. Sebranek, owner.

SUBJECT—Application May 11, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of an insurance office on the first floor of a residence house and also to permit a small business sign to be located in the window of said premises.

PREMISES AFFECTED—37-57 91st Street, east side, 100 feet north of Roosevelt Avenue, Block 1479, Lot 49, Jackson Heights, Borough of Queens.

## 474-60-BZ

APPLICANT—Leonard F. Rothkrug for J. W. Enterprises Incorporated, owner; J. W. Mays, Incorporated, lessee.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a business use district, the change in occupancy from warehouse and shipping shed to non-storage garage for more than five (5) cars and store for a temporary term of twenty (20) years.

PREMISES AFFECTED—254-272 Livingston Street, southwest corner of Bond Street, Block 165, part of Lot 29, Borough of Brooklyn.

## 433-60-BZ

APPLICANT—Lama, Proskauer and Prober for Prospect Realty Company, owner.

SUBJECT—Application May 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D and G area, Class ½ height district, the erection of a multiple dwelling extending from the D area into the G area district, and exceeding the permitted area coverage, the permitted floor area and the permitted height in a Class ½ height district.

PREMISES AFFECTED—45-01 to 45-13 (45-05 official)



# CALENDAR

Douglaston Parkway, and 242-16 to 242-34 Northern Boulevard, southeast corner, and 45-02 to 45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

## 498-60-BZ

APPLICANT—Latham C. Squire for Frederic E. Elliott, owner.

SUBJECT—Application June 30, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the construction, operation and maintenance of a six story multiple dwelling.

PREMISES AFFECTED—122 76th Street, south side, 98 feet east of Colonial Road, and 123 77th Street, Block 5948, Lots 14 and 16, Borough of Brooklyn.

## 563-60-BZ

APPLICANT—Herman Horowitz for Aguilar Realty Corp., owner; Bowla-Bowla Corporation, lessee.

SUBJECT—Application July 22, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a local retail district, the erection of a bowling recreation center, one story in height, on land now vacant.

PREMISES AFFECTED—71-80 to 71-90 Parsons Boulevard and 157-07 72nd Avenue, northwest corner and 157-03 Aguilar Avenue, Block 6793, Lots 231 and 233, Flushing, Borough of Queens.

## 391-60-BZ

APPLICANT—Joseph B. Klein for Bowling Unlimited, owner; Paul Farkas, lessee.

SUBJECT—Application May 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of a used car lot for the sale of used cars and the erection of an office.

PREMISES AFFECTED—1660-1666 Bruckner Boulevard and 948-956 Metcalf Avenue, southeast corner, Block 3659, Lot 26, Borough of The Bronx.

## 671-58-BZ—Vol. II

APPLICANT—Gustave Goldman for Congregation Talmud Torah, R. Morris Kevelson, owner.

SUBJECT—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the extension of the front portion of the present buildings occupying more than the permitted area and encroaching into the required set back.

PREMISES AFFECTED—1379-1387 East 96th Street, eastside, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

## 477-59-A

APPLICANT—Gustave Goldman for Congregation Talmud Torah; R. Morris Kevelson, owner.

SUBJECT—Application July 9, 1959—appeal of the Borough Superintendent, re—Class 3 Structure, area excessive.

PREMISES AFFECTED—1379-1387 East 96th Street, eastside, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

## 324-60-BZ

APPLICANT—Lama, Proskauer and Prober for Estate of Sam Minskoff, owner.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Sections 7e, 7A and 21 of the Zoning Resolution, to permit in a retail and residence use, D area district, the erection of a supermarket and stores, extending into the residence use district, exceeding the permitted area coverage for a retail use district in a D area district, with open parking, loading and unloading berths in the residence use portion of the plot and show

windows, signs and business entrance over 3'-6" wide, within 75 feet of a residence use district.

PREMISES AFFECTED—97-26 to 97-42 63rd Road and 63-24 to 63-36 98th Street, southwest corner, and 97-37 to 97-39 63rd Drive, Block 2089, Lots 13, 19, 23, 25, 32 and 12, Rego Park, Borough of Queens.

## 74-35-BZ—Vol. III

APPLICANT—Larry Meltzer for Thaler Realty Corporation, owner; Wurtzel Brothers, Inc., lessee.

SUBJECT—Application reopened December 22, 1959 as Volume III—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the inclusion of motor vehicle repair shop and automobile showroom to an existing gasoline service station and storage garage for more than five (5) motor vehicles (previously granted by the Board.)

PREMISES AFFECTED—2475 to 2481 Flatbush Avenue and 5101 to 5119 Avenue U, northeast corner, Block 8543, Lot 3, Borough of Brooklyn.

## 221-57-BZ—Vol. II

APPLICANT—Henry Nordheim for Sophie Shleffar, owner.

SUBJECT—Application reopened April 19, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the construction of a new service building and rearrange pumps.

PREMISES AFFECTED—439-451 Sound View Avenue and 440 Leland Avenue, South Junction, Block 3498, Lots 17 and 23, Borough of The Bronx.

## 502-60-BZ

APPLICANT—William I. Hohauser for Northside Plumbing Corporation, owner.

SUBJECT—Application June 30, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the use of the lot in the residence portion for a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—4452-4456 Broadway, southeast corner of Fairview Avenue, Block 2170, Lots 400 and 62, Borough of Manhattan.

## 746-58-BZ

APPLICANT—Spencer L. Eddy for Humble Oil and Refining Co., owner.

SUBJECT—Application reopened October 4, 1960 for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition, under Sections 7f and 7e of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, office, salesroom, parking and storage of more than five (5) motor vehicles and minor auto repairs.

PREMISES AFFECTED—74-11 Beach Channel Drive, south side, from Beach 74th Street to Beach 75th Street, Block 543, Lot 1, Arverne, Borough of Queens.

## 88-55-BZ

APPLICANT—Henry Nordheim for Ralph Di Girolamo, owner.

SUBJECT—Application reopened October 4, 1960 for consideration as to extension of term of variance, expired July 26, 1960—decision of the Borough Superintendent previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence and retail use district, the use of existing structure at rear of site as a garage and motor vehicle repair shop.

PREMISES AFFECTED—3327 White Plains Road, west side 246.77 feet north of Rosewood Street, Block 4624, Lot 49, Borough of The Bronx.

MAX H. FOLEY, *Chairman*



# CALENDAR

NOVEMBER 1, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 1, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 51-59-A—Vol. II

APPLICANT—Lama Proskauer and Prober for Abraham and Straus, owner.

SUBJECT—Application reopened September 13, 1960 as Volume II—appeal from a decision of the Borough Superintendent, re—Class 1 construction, Live load, Framework.

PREMISES AFFECTED—1-31 Hoyt Street, northeast corner of Livingston Street, Block 157, Lot 1, Borough of Brooklyn.

## 450-60-A

APPLICANT—Anthony A. Cocheo for ML Homes Incorporated, owner.

SUBJECT—Application June 10, 1960—Filed pursuant to Section 36, Art. 3 of the General City Law, re—building not fronting on mapped street,—117th Street.

PREMISES AFFECTED—83-78 117th Street, west side, 225.18 feet north of 84th Avenue, Block 3321, Lot 271, Kew Gardens, Borough of Queens.

## 451-60-A

APPLICANT—Anthony A. Cocheo for ML Homes Incorporated, owner.

SUBJECT—Application June 10, 1960—Filed pursuant to Section 36, Art. 3 of the General City Law, re—building not fronting on mapped street,—117th Street.

PREMISES AFFECTED—83-80 117th Street, west side, 200.16 feet north of 84th Avenue, Block 3321, Lot 271, Kew Gardens, Borough of Queens.

## 466-60-A

APPLICANT—Leonard F. Rothkrug for Henry H. Jackson, owner; Messmore and Damon Incorporated, lessee.

SUBJECT—Application June 17, 1960—Appeal from a decision of the Fire Commissioner re—an order—automatic sprinkler system.

PREMISES AFFECTED—101-113 East 107th Street and 1461-1463 Park Avenue, northeast corner, Block 1635, Lot 1, Borough of Manhattan.

## 485-60-A

APPLICANT—Dominick Salvati & Son for Angelina Salerno, owner.

SUBJECT—Application June 22, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 56, subdivision 1 of the Multiple Dwelling Law re—frame building.

PREMISES AFFECTED—3521 Avenue L, northwest corner of East 36th Street, Block 7635, Lot 1, Borough of Brooklyn.

## 504-60-A

APPLICANT—Peter S. Gluck for Uddeholm Company of America, Incorporated, owner.

SUBJECT—Application July 1, 1960—Appeal from an order and a decision of the Fire Commissioner—re discontinuation use of Uddeholm-Akelborg electric furnace not approved by Board.

PREMISES AFFECTED—22-14 37th Avenue and 37-16 23rd Street, southwest corner, Block 365, part of Lot 3, (formerly Lot 24) Long Island City, Borough of Queens.

## 506-60-A

APPLICANT—George Fuchs for Neptune Meter Company, owner.

SUBJECT—Application July 5, 1960—Appeal from a decision of the Borough Superintendent re—standpipe.

PREMISES AFFECTED—55-30 46th Street, west side, 100 feet south of 55th Avenue, Block 2539, Lot 27, Maspeth, Borough of Queens.

MAX H. FOLEY, *Chairman.*

# MINUTES

(Remaining Minutes of the regular Meeting of September 27, 1960).

## 285-59-BZ—Vol. II

APPLICANT—Elliot Saltzman for L. Zinzi and Sons, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7a and 21 of the Zoning Resolution, permitting in a residence use B area district, the construction of a one story extension to the present building, occupying more than the permitted area and extend the present use of junk shop to include weighing, sorting, baling and storage of papers, rags, metal and off street loading.

PREMISES AFFECTED—1156 Simpson Street, east side, 149 feet 9 inches south of Home Street, Block 2728, Lot 11, Borough of The Bronx.

## APPEARANCES—

For Applicant: Elliot Saltzman.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure; to be set with Cal. No. 286-59-A.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 286-59-A

APPLICANT—Elliot Saltzman for L. Zinzi and Sons, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re egress; previously granted on condition.

PREMISES AFFECTED—1156 Simpson Street, east side, 149 feet 9 inches south of Home Street, Block 2728, Lot 11, Borough of The Bronx.

## APPEARANCES—

For Applicant: Elliot Saltzman.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure for consideration as to amendment of resolution; to be set with Cal. No. 285-59-BZ, Vol. II.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

Adjourned: 3:45 P.M.

JAMES P. MULROY, *Secretary*



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, OCTOBER 4, 1960, 10 A.M.

Present: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 20, 1960 were approved as printed in the Bulletin of September 29, 1960, Vol. 45, No. 39.

### 602-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for William McCormack, owner.

SUBJECT—Application reopened February 9, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the continuance of the present use of a six (6) car garage and in addition, the parking and storage of motor vehicles.

PREMISES AFFECTED—8-14 Ford Street, west side, 41.9 feet south of Carroll Street, Block 1415, Lots 31, 32 and 33, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Alfred A. Lama and William McCormack.

For Opposition: Filomence Santella and Carmine Santella.

ACTION OF BOARD—Laid over to October 18, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 429-49-BZ—Vol. III

APPLICANT—Elliott Saltzman for Mildred Robbins, owner.

SUBJECT—Application reopened July 12, 1960 as Volume III—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use district, in an existing thirteen story multiple dwelling, the erection of an extension to occupy the area of the inner court on every floor above the first story roof.

PREMISES AFFECTED—38 Central Park South, south side, 245 feet east of Sixth Avenue, Block 1274, Lot 64, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Elliott Saltzman.

For Opposition: None.

ACTION OF BOARD—Laid over to October 25, 1960, at 10 A.M. for hearing at request of applicant to conduct negotiations; applicant to submit new drawing.

### 35-59-BZ—Vol. II

APPLICANT—Max Siegel Associates, for 30 West 58th Corporation and 23 West 57th Corporation, owners.

SUBJECT—Application reopened June 28, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, after demolishing two adjoining buildings, the extension of the existing parking lot for more than five motor vehicles into vacant area for a term of five (5) years.

PREMISES AFFECTED—30-34 West 58th Street, south side, 400 feet west of Fifth Avenue and 23-25 West 57th Street, Block 1273, Lots 19, 20, 54, 55 and 56, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Max Siegel and Walter E. Sondheimer.

For Opposition: John F. Lydon, Jr.

ACTION OF BOARD—Laid over to October 18, 1960, at 10 A.M. for inspection and decision; applicant to submit revised drawing; hearing closed.

### 625-59-BZ

APPLICANT—Burke, Green and Groh for Port Merrick Development Corporation, owner.

SUBJECT—Application September 18, 1959—decision of the Borough Superintendent, under Sections 7c and 21

of the Zoning Resolution, to permit in a manufacturing, business and residence use, D area district, the erection of a one story extension to an existing warehouse building on the residence portion of the plot which exceeds the permitted area coverage for the D area district.

PREMISES AFFECTED—91-16 143rd Street, west side, 100.10 feet north of Archer Avenue, Block 9982, Lots 13, 18 and 27, Jamaica, Borough of Queens.

#### APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Mrs. A. Aram and Frank X. Pieters.

ACTION OF BOARD—Laid over to October 18, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 912-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the reconstruction of a gasoline service station extending the area and uses to include gasoline service station, lubricatorium, minor auto repairs with hand tools only, as a permanent accessory use, car washing, salesroom, utility room, install 4 new 550 gallon tanks and erect a one story accessory building, open area will be used for parking and storage of motor vehicles.

PREMISES AFFECTED—152-01 to 152-07 (152-01 official) Rockaway Boulevard and 152-02 to 152-18 Baisley Boulevard, southeast corner, Block 12257, Lots 17 and 27, Jamaica, Borough of Queens.

#### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edward Hoffman for Park Dept.

ACTION OF BOARD—Laid over to October 18, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 32-60-BZ

APPLICANT—A. H. Salkowitz for Harry Krupnick, owner.

SUBJECT—Application January 13, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit the extension of the first and second floor of an existing one family dwelling into the required set back line of a G-1 area district.

PREMISES AFFECTED—65-42 182nd Street (official) and 65-44 182nd Street, northwest corner of 67th Avenue, Block 7088, Lot 44, Flushing, Borough of Queens.

#### APPEARANCES—

For Applicant: A. H. Salkowitz and Harry Krupnick.

For Opposition: Alfred O. Glicker and Maron Hartmann.

ACTION OF BOARD—Laid over to October 18, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 164-60-BZ

APPLICANT—Paul Friedman for Fifty States Realty Corporation, owner.

SUBJECT—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office sales of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles and a ground sign all for a term of fifteen (15) years.

PREMISES AFFECTED—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

#### APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Harold Z. Cullen and Gabriel D. Eschamps.

ACTION OF BOARD—Laid over to October 18, 1960, at 10 A. M. for further inspection and decision; hearing previously closed.



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## 165-60-A

APPLICANT—Paul Friedman for Fifty States Realty Corporation, owner.

SUBJECT—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service Station partly in bed of mapped street, proposed widening Metropolitan Avenue.

PREMISES AFFECTED—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

### APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Laid over to October 18, 1960, at 10 A. M. for further inspection and decision; in conjunction with Cal. No. 164-60-BZ; hearing previously closed.

## 270-60-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Varsam Realty Corporation, owner; North American Printing Corporation, lessee.

SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of an extension to a printing plant to occupy more than the permitted area all for a temporary term of twenty (20) years.

PREMISES AFFECTED—3243 Ampere Avenue, northeast corner of Research Avenue, Block 5416, Lot 111, Borough of the Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Alfred J. Ranier, Louise Goebel, Emilia Maldonado, Anna Biza, Mary Elukovich, Benjamin B. Chuda, Charles Jurewicz, William L. Hunt, Susie Guarascio, Mary Niebler, Margaret Damico, Nell Nucio, Theresa Lobaldo, Elizabeth Galizia, Alidor Berthod, Frank Piccolo, Fedora Mattivi and Catherine Barrie.

ACTION OF BOARD—Laid over to October 11, 1960, at 10 A. M. for decision; hearing closed.

## 339-60-BZ

APPLICANT—E. Richard Crino for Santo and Rosina Guadio, owners.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a E-1 area district the conversion of an existing two family dwelling to a three family dwelling.

PREMISES AFFECTED—1936 Hering Avenue, east side, 312.50 feet south of Neill Avenue, Block 4276, Lot 60, Borough of The Bronx.

### APPEARANCES—

For Applicant: E. Richard Crino and Santo Guadio.

For Opposition: None.

ACTION OF BOARD—Laid over to October 18, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 340-60-BZ

APPLICANT—E. Richard Crino for Angelo Mucci, owner.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a E-1 area district, the conversion of an existing two family dwelling into a three family dwelling.

PREMISES AFFECTED—1938 Hering Avenue, east side, 275.00 feet south of Neill Avenue, Block 4276, Lot 61, Borough of The Bronx.

### APPEARANCES—

For Applicant: E. Richard Crino and Angelo Mucci.

For Opposition: None.

ACTION OF BOARD—Laid over to October 18, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 341-60-BZ

APPLICANT—E. Richard Crino for John Marino, owner.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a E-1 area district, the extension of an existing three car garage encroaching on the required setback from the street line.

PREMISES AFFECTED—2003-2005 Hering Avenue, northwest corner of Neill Avenue, Block 4308, Lot 18, Borough of The Bronx.

### APPEARANCES—

For Applicant: E. Richard Crino and John Marino.

For Opposition: None.

ACTION OF BOARD—Laid over to October 18, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 394-60-BZ

APPLICANT—De Rose and Cavalieri for Jack Rotner, owner; Parking Corporation, lessee.

SUBJECT—Application May 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the passenger type on a non-transient basis for a period of five (5) years.

PREMISES AFFECTED—2903-2907 Valentine Avenue, west side, 81.15 feet south of East 199th Street, Block 3305, Lots 45 and 47, Borough of The Bronx.

### APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: None.

ACTION OF BOARD—Laid over to October 18, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 397-60-BZ

APPLICANT—Samuel Carr for 13 East 75th Street Corporation, owner.

SUBJECT—Application May 23, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing four story basement and cellar building occupied as a two family dwelling, the use of a portion of the basement and first floor as an art gallery in conjunction with a one family occupancy and one family occupancy on the 2nd, 3rd and 4th floors.

PREMISES AFFECTED—13 East 75th Street, north side, 132 feet west of Madison Avenue, Block 1390, Lot 111, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Carr and Isador N. Steinberg.

For Opposition: Katharine Geddes Benedict and Melvin Zuckerman.

ACTION OF BOARD—Laid over to October 18, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 398-60-A

APPLICANT—Samuel Carr for 13 East 75th Street Corporation, owner.

SUBJECT—Application May 23, 1960—appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—13 East 75th Street, north side, 132 feet west of Madison Avenue, Block 1390, Lot 111, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Carr.

ACTION OF BOARD—Laid over to October 18, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 8-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Morben Properties Incorporated, owner; Socony Mobil Oil Company, lessee.

SUBJECT—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit



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in a business use district, the enlargement of the present service building, alter the interior, reface the front and sides with approved porcelain enamel and extend the present uses of the gasoline service station, lubritorium, and auto laundry to include minor auto repairs, car washing, utility room and parking and storage of motor vehicles for a term of twenty (20) years.

**PREMISES AFFECTED**—113-125 Hamilton Avenue, east side, from Woodhull Street to Columbia Street, 2-12 Woodhull Street and 306-314 Columbia Street, Block 362, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1960 after due notice by publication in the Bulletin; laid over to October 4, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 18, 1960 acting on Alt. Applic. No. 3426-59, reads:

"1. Proposed erection of new partition, enlargement of building and refacing of bldg., with approved type porcelain enamel at front and sides and the extension of use of an existing Gasoline Service Station, office, Lubritorium and auto laundry to a Gasoline service station, lubritory, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles on a lot located within a Business use district is contrary to article II Section 4(a) subsections 29 and 46 of the zoning resolution.

Note: These premises were subject to Board of Standards and Appeals variance under Calendar #8-37-BZ which expires March 26, 1962."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f, i and e of the Zoning Resolution for a period of twenty years, to permit in a business use district, the enlargement of the present service building, to alter the interior, re-face the front and sides with approved porcelain enamel and to extend the present uses of gasoline service station, lubritorium and auto laundry to include minor auto repairs, car washing, utility room and parking and storage of motor vehicles *on condition* that the work be done in accordance with drawings filed with this application dated February 2, 1960, 5 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 913-38-BZ—Vol. II

**APPLICANT**—Theodore L. Soontup for Kew Gardens Enterprises, owner; Kew Gardens General Hospital, lessee.

**SUBJECT**—Application reopened July 26, 1960 for consideration as to extension of term of variance, expired April 19, 1960—decision of the Borough Superintendent,

previously granted on condition, for a term of five years, under Sections 7h and 21 of the Zoning Resolution, permitting in a residence and business use district, the parking of more than five motor vehicles.

**PREMISES AFFECTED**—80-02 Kew Gardens Road, south side, from 80th Road to Union Turnpike, Block 3348, part of Lot 37, Kew Gardens, Borough of Queens.

## APPEARANCES—

For Applicant: Theodore L. Soontup.

For Opposition: None.

**ACTION OF BOARD**—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, on March 16, 1948 as amended through April 5, 1955, this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation April 19, 1960; and

WHEREAS, this application was reopened on July 26, 1960 and set for hearing on October 4, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 4, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1960 acting on Alt. Applic. No. 1171-60, reads:

"1. Proposed extension of use beyond the time limit specified by the Board of Standards and Appeals under Resolution BZ 913-38, same expired April 19, 1960 is contrary to Board of Standards and Appeals Resolution and is referred back to the Board for reconsideration."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 16, 1948, as amended through April 5, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 695-49-BZ—Vol. III

**APPLICANT**—Julius Bleich for Pauline Schulson, owner.

**SUBJECT**—Application reopened July 26, 1960 for consideration as to extension of term of variance, expired November 30, 1959—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles.

**PREMISES AFFECTED**—298-306 East 140th Street, south side, 104.30 feet east of 3rd Avenue, Block 2314, Lot 58, Borough of The Bronx.

## APPEARANCES—

For Applicant: Julius Bleich.

For Opposition: None.

**ACTION OF BOARD**—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, on November 30, 1954 as amended through April 3, 1956, this application—Vol. III—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation November 30, 1959; and



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WHEREAS, this application was reopened on July 26, 1960 and set for hearing on October 4, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 4, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1960 acting on Alt. Applic. No. 196-60, reads:

"1. The proposed continuation of the parking lot in a residence use area is contrary to Art. II Sec. 3 of the Zon. Res. and B.S.A. Res. #695-49-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 30, 1954, as amended through April 3, 1956, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 367-51-BZ—Vol. III

APPLICANT—William J. Calise for Patrick Flood, Laura Grieco and John Banzer, owners.

SUBJECT—Application reopened July 26, 1960 for consideration as to amendment of resolution—pylon sign—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension of an existing gasoline service station, to be used as a lubritorium, car washing—non-automatic, minor repairs with hand tools only, office, a storage, sale of auto accessories and parking for more than five cars awaiting service.

PREMISES AFFECTED—50-72 Jamaica Avenue, south side, from Pennsylvania Avenue to Sheffield Avenue; 2-16 Pennsylvania Avenue and 107 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

### APPEARANCES—

For Applicant: William T. Calise.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 4

Negative . . . . . 0

Absent: Vice Chairman Kleinert . . . . . 1

### THE RESOLUTION—

WHEREAS, on April 8, 1958, as amended July 8, 1958, this application—Vol. III—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and amendment of the Resolution adopted April 8, 1958 as amended July 8, 1958, to permit the erection of a roof business sign on the present service building; and

WHEREAS, this application was reopened on July 26, 1960 and set for hearing on October 4, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 4, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1960 acting on B.N. Applic. No. 1460-60, reads:

"1. Proposed sign pylon located in a business use district and attached to a gasoline service station is contrary to Article II Section 4 of the Zoning Resolution and also contrary Board of Standards and Appeals adopted resolution for NB 1617-57 Cal. #367-51-BZ Vol. IV." and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 8, 1958, as amended through July 8, 1958, to permit the erection of a roof business sign on the present service building, *on condition* that the work shall be done in accordance with drawing filed with this application dated June 9, 1960, 5 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this resolution.

## 609-56-BZ

APPLICANT—Ingram S. Carner and Massimo Francis Yezzi for Charles Cintron, owner.

SUBJECT—Application reopened July 26, 1960 for consideration as to extension of time to complete, expired June 24, 1959—decision of the Borough Superintendent, previously granted on condition, under Sections 7a and 7i of the Zoning Resolution, permitting in a residence use district, the erection of a new service building and extending the present use of the gasoline service station, office, laundry and auto repairs, including car washing—non-automatic, minor repairs with hand tools only, sales and storage of auto accessories and parts and parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—143-02 to 143-06 Springfield Boulevard and 186-16 to 186-24 143rd Avenue, southwest corner, Block 13082, Lot 26, Springfield, Borough of Queens.

### APPEARANCES—

For Applicant: Massimo Francis Yezzi.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 4

Negative: . . . . . 0

Absent: Vice Chairman Kleinert . . . . . 1

### THE RESOLUTION—

WHEREAS, on March 19, 1957 as amended through June 24, 1958 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation June 24, 1959; and

WHEREAS, this application was reopened on July 26, 1960 and set for hearing on October 4, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 4, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated June 23, 1960 acting on N. B. Applic. No. 2990-56, reads:

"1. The application to extend time limit beyond time limit required by the Board of Standards and Appeals under Res. 609-56-BZ is contrary to Board approval and is referred back to the Board for reconsideration."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 19, 1957, as amended through June 24, 1958, as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained and does amend the above resolution to grant under Sections 7a and 7i instead of Section 7c and 7i."



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414-58-BZ

APPLICANT—Ingram S. Carner for Eleanor A. Fisher, owner.

SUBJECT—Application reopened July 26, 1960 for consideration as to extension of time to complete, expired February 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, permitting in a retail use portion of a plot partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, non-automatic car washing, minor auto repairs with hand tools only, lubritorium and parking and storage of more than five motor vehicles waiting to be serviced with curb cuts and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—107-52 to 107-60 (107-56 official) New York Boulevard and 162-11 to 162-21 108th Avenue, northwest corner, Block 10140, Lot 26, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Massimo Francis Yezzi.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, on February 3, 1959, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation February 3, 1960; and

WHEREAS, this application was reopened on July 26, 1960 and set for hearing on October 4, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 4, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated June 30, 1960, acting on N. B. Applic. No. 575-58, reads:

"1. Proposed extension of time to obtain all permits and complete all work is contrary to Art. V Sec. 22-A Zone Res. and must be referred back to the Board for its determination."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 3, 1959, to include minor auto repairs with hand tools only; only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained."

54-60-BZ

APPLICANT—Edward Lindstrom for Chester, Robert and Muriel Bauss, owners.

SUBJECT—Application January 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—102-09 221st Street, east side, 98.07 feet north of Hempstead Avenue, Block 10777, Lot 1, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: E. Lindstrom.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1960 after due notice by publication in the Bulletin; laid over to October 4, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 13, 1960 acting on Alt. Applic. No. 2664-59, reads:

"1. Proposed legalization of a two family dwelling in a G-1 area district is contrary to Article IV section 16-C of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling on condition that the work be done in accordance with drawings filed with this application dated January 25, 1960, 3 sheets, and June 30, 1960, 5 sheets; that the stairway from the first to the second floor be enclosed in a partition; that all laws, rules and regulations applicable be complied with; that all permits be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

63-60-BZ

APPLICANT—Edward Lindstrom for Joseph W. and Leonora Graff, owners.

SUBJECT—Application January 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling in a building that does not have the required side yard and front setback.

PREMISES AFFECTED—101-14 223rd Street, west side, 120 feet south of 101st Avenue, Block 10795, Lot 38 Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: E. Lindstrom.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1960 after due notice by publication in the Bulletin; laid over to October 4, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 13, 1960 acting on Alt. Applic. No. 2532-5, reads:

"1. Proposed legalization of a two family dwelling in a G-1 area district is contrary to Article IV section 16-C of the Zoning Resolution.

2. Building lacks required side yard as required Article IV section 16-C(c) of the Zoning Resolution.



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3. Building lacks required front setback as required by Article IV Section 16-C(b) of the Zoning Resolution."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution to permit in a G-1 area district, the conversion of a one family dwelling, to a two family dwelling, in a building that does not have the required side yard and front setback *on condition* that the work be done in accordance with drawings filed with this application dated January 25, 1960, 4 sheets and June 30, 1960, 7 sheets; that all laws, rules and regulations applicable be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 115-60-BZ

APPLICANT—Louis Lieberman for Sadye Lichenstein, owner.

SUBJECT—Application February 19, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story structure occupying more than the permitted area coverage and for use as a supermarket and retail stores with parking of more than five (5) cars for employees and patrons.

PREMISES AFFECTED—99-15 to 99-41 Horace Harding Expressway, northside, 219.97 feet east of 99th Street, and 99-24 to 99-38 60th Avenue, Block 1948, Lot 19, Corona, Borough of Queens.

### APPEARANCES—

For Applicant: Louis Lieberman and C. Buckley.

For Opposition: J. M. Evarts.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1960, after due notice by publication in the Bulletin; laid over to October 4, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1960 acting on N. B. Applic. No. 4889-59, reads:

"1. The proposed erection of supermarket, retail stores & parking for more than 5 motor vehicles in a Res. use district is contrary to Art. II Sec 3 Zone Res.

2. The proposed bldg. exceeds the permissible area of coverage in a "D" area district contrary to Art. IV Sec. 14(c) Zone Res.

3. The proposed Curb Cuts in a Res. use district for a business use is contrary to Art. II Sec. 3 Zone Res."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore

entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 21, for a term of 20 years, to permit in a residence use, D area district, the erection of a one story structure occupying more than the permitted area coverage and for use as a supermarket and retail stores, with parking of more than five cars for employees and patrons, *on condition* that the work shall be done in accordance with drawings filed with this application dated February 19, 1960, 1 sheet and June 29, 1960, 4 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 127-60-BZ

APPLICANT—Lama, Proskauer and Prober for Edmund Zanine, owner; Egidio Covi, lessee.

SUBJECT—Application February 25, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the maintenance of an advertising sign.

PREMISES AFFECTED—672-674 East 136th Street and 174-182 Cypress Avenue, southeast corner, Block 2564, Lot 5, Borough of The Bronx.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edward Hoffman, Park Dept.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1960 after due notice by publication in the Bulletin; laid over to October 4, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1960 acting on B. N. Applic. No. 829-59, reads:

"1. Painted wall sign 30' x 38' in a local retail district is contrary to section 4 subd. 49 and 21B of the Zoning Resolution. Note—Sign is visible from traffic interchange of Bruckner Expressway and Major Deegan Expressway."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on B.N. Applic. 829-59, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 234-60-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Joseph Lopardo, owner.

SUBJECT—Application March 29, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a restaurant, with patron parking in the unbuilt upon area.

PREMISES AFFECTED—48-02 111th Street and 108-74 48th Avenue, southwest corner, Block 2004, Lots 38 and 40, Corona, Borough of Queens.



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## APPEARANCES—

For Applicant: Leonard Rotlikrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

Absent: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1960 after due notice by publication in the Bulletin; laid over to October 4, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 14, 1960 acting on N.B. Applic. No. 130-60, reads:

"1. Proposed erection of a restaurant, accessory parking & curb cut in a residential district is contrary to Zoning Resolution Article II Sec. 3."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of 20 years, to permit in a residence use district, the erection of a one story building for use as a restaurant, with patron parking in the unbuilt upon area, *on condition* that the work shall be done in accordance with drawings filed with this application dated March 29, 1960, 5 sheets; that the junk shop on the adjoining property under the same ownership shall be demolished; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 249-60-BZ

APPLICANT—Henry Nordheim for Christ Petrica and Theodore Doukas, owners.

SUBJECT—Application April 4, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five motor vehicles with entrance through driveway on abutting lots.

PREMISES AFFECTED—3316 and 3318 Decatur Avenue, east side, 195 feet and 225 feet north of East 209th Street, and 3319 Parkside Place, west side, 195 feet north of East 209th Street, Block 3355, Lots 88, 89 and 148, Borough of the Bronx.

## APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1960 after due notice by publication in the Bulletin; laid over to October 4, 1960 for inspection and decision; applicant to submit new drawing and amend application; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 4, 1960 acting on Alt. Applic. No. 1142-59, reads:

"A-1. Proposed parking lot and use of existing party driveway through the abutting premises with existing Class "A" Multiple Dwellings thereon, all under common ownership, and all plots located in a Residence use

Zoning district, will be contrary to Art. II Sec. 3 subdiv. (9) (b) of the Zoning Resolution, and also Sec. 60 subdivs. 1(b) and 2(a) and 2(b) of the Multiple Dwelling Law."

and

WHEREAS, the decision of the Borough Superintendent, dated April 4, 1960 acting on Alt. Applic. No. 1143-60, reads:

"A-1. Proposed parking lot and use of existing party driveway through the abutting premises with existing Class "A" Multiple Dwellings thereon, all under common ownership, and all plots located in a Residence use zoning district, will be contrary to Art. II Sec. 3 subdiv. (9) (b) of the Zoning Resolution, and also Sec. 60 subdivs. 1(b) and 2(a) and 2(b) of the Multiple Dwelling Law."

and

WHEREAS, the decision of the Borough Superintendent, dated April 4, 1960 acting on Alt. Applic. No. 1144-59, reads:

"1. Proposed parking and storage of motor vehicles on premises located in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of 10 years, to permit in a residence use district, the maintenance of a parking lot for more than five motor vehicles, with entrance from Decatur Ave. through driveway on abutting lots, *on condition* that the work shall be done in accordance with drawings filed with this application dated April 4, 1960, 4 sheets, and September 29, 1960, 1 sheet; that all laws, rules and regulations applicable shall be complied with; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 277-60-BZ

APPLICANT—Dominick Salvati and Son for Victor Lito, owner.

SUBJECT—Application April 14, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building to be occupied as a motorboat showroom, and the sales and services of outboard boats, engine parts, accessory sign and storage of outboard boats on the vacant area of the plot.

PREMISES AFFECTED—2527 Cropsey Avenue, northeast corner of Bay 40th Street, Block 6908, Lot 9, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker ..... 4

Absent: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1960 after due notice by publication in the Bulletin; laid over to October 4, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 13, 1960 acting on N.B. Applic. No. 559-60 reads:

"1. In a residence use district the proposed building for the sales and service of outboard boats, engine parts and accessories, the proposed accessory sign on the building and the storage of outboard boats in the



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vacant portion of the lot is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. App. 559-60, Objection No. One dated April 13, 1960 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 279-60-BZ

APPLICANT—John F. Fitzsimons for Greek Orthodox Community of Saint Demetrios, Incorporated, owner.

SUBJECT—Application April 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a church and community center occupying excessive area without the required setbacks from the side streets.

PREMISES AFFECTED—84-35 152nd Street and 152-01 84th Drive, northeast corner and 152-02 84th Road, Block 9749, Lot 36, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1960 after due notice by publication in the Bulletin; laid over to October 4, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 14, 1960 as amended by decision dated May 19, 1960 acting on N.B. Applic. No. 886-60, reads:

"1. Provide legal setbacks from side streets as required in an E-1 district as per Section 15-A(e) of the Z.R.

2. Structure occupies excessive area and is contrary to Section 15-A(d) of the Z.R."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a Church and Community Center occupying excessive area without the required setbacks from the side streets *on condition* that the work be done in accordance with drawings filed with this application dated April 18, 1960, 9 sheets; that all laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy shall be obtained within the requirements of Section 22A of the Zoning Resolution.

## 287-60-BZ

APPLICANT—Victor E. Block for Bennett Avenue Parking Corporation, owner.

SUBJECT—Application April 19, 1960—decision of the

Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot extending from the business use into the residence use portion of the plot.

PREMISES AFFECTED—372 East 199th Street, west side, 68.35 feet north of Decatur Avenue, Block 3284, Lot 32, Borough of The Bronx.

### APPEARANCES—

For Applicant: Victor E. Block and Louis Rifkin.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 4

Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 12, 1960 after due notice by publication in the Bulletin; laid over to July 26, 1960 for inspection and decision; hearing closed; then to September 20, 1960 for decision; applicant to submit new drawing; then to October 4, 1960 for decision; applicant to file additional drawing; and

WHEREAS, the decision of the Borough Superintendent, dated April 15, 1960 acting on Alt. Applic. No. 214-60, reads:

"1. Proposal to change the use of subject premises (located partly in a Business Use District and partly in a Residence Use District) from vacant land to parking and storage of more than 5 motor vehicles (pleasure type) is contrary to Art. II Sect. 3 of the Zon. Resol."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision b of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 214-60, Objection No. One, dated April 15, 1960, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 309-60-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Pauline Duhlberg; owner; Buono Automotive Service Incorporated, lessee.

SUBJECT—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the rebuilding and maintenance of an existing gasoline service station and extend the uses to include accessory minor auto repairs, non automatic car washing, lubricatorium, office, sales and parking of cars awaiting service.

PREMISES AFFECTED—5304-5368 18th Avenue, west side, 20 feet ¼ inches south of 53rd Street, Block 5479, Lot 42, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1960 after due notice by publication in the Bulletin; laid over to October 4, 1960 for inspection and decision; hearing closed; and



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WHEREAS, the decision of the Borough Superintendent, dated March 28, 1960 acting on Alt. Applic. No. 851-60, reads:

"1. Proposed building and premises, in a Business zone, to be used for Gasoline service station, lubritorium and auto repairs is contrary to Article II, PP. 4a, subsections 29 and 46 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the rebuilding and maintenance of an existing gasoline service station and to extend the uses to include accessory minor auto repairs, non-automatic car washing, lubritorium, office, sales and parking of cars awaiting service, *on condition* that the work be done in accordance with drawings filed with this application dated April 26, 1960, 4 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 328-60-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Fanny Fineman; Louis Fineman, Executor, owner.

SUBJECT—Application May 2, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the extension of a retail store occupying more than the permitted area.

PREMISES AFFECTED—2168 86th Street, south side, 49 feet 2 inches east of Bay 29th Street, Block 6380, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Granata.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1960 after due notice by publication in the Bulletin; laid over to October 4, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 19, 1960 acting on Alt. Applic. No. 578-60, reads:

"1. Proposed extension to building in a "C" zone exceeds permitted percentage of coverage and therefore violates Article IV, PP. 13 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in a C area district, the extension of a retail store occupying more than the permitted area, *on condition* that the work shall be done in accordance

with drawings filed with this application dated May 2, 1960, 3 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained within the requirements of Section 22A of the Zoning Resolution.

## 335-60-BZ

APPLICANT—George H. Colin for Cities Service Oil Company, owner.

SUBJECT—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station and extend the uses to include accessory minor auto repairs, car washing, office, retail sales, ground sign, show windows and business entrances within 75 feet of a residence use district.

PREMISES AFFECTED—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664A, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher and Thomas E. Berkery.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1960 after due notice by publication in the Bulletin; laid over to October 4, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 31, 1960 acting on N.B. Applic. No. 186-59, reads:

"1. Proposed building and premises, partly in a Business and partly in a Residence zone, to be used for gasoline service station, including retail sales, minor motor vehicle repairs, lubrication, car washing & parking and storage of more than 5 motor vehicles, violates Art. II, PP. 3 and PP.4a, subsections 29 and 46 of the Zoning Resolution.

2. Ground signs violate Art. II, PP. 4a, subsection 49 of the Zone Resolution.

3. Sign, show windows and business entrance within 75' of a Residence zone violate Art. II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a, i and 7A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a, i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station and extend the uses to include accessory minor auto repairs, car washing, office, retail sales, ground sign, show windows and business entrances within 75 feet of a residence use district, *on condition* that the work shall be done in accordance with drawings filed with this application dated April 20, 1960, 6 sheets, and August 16, 1960 one sheet; that the owner make application to the proper authorities to have the bus stop relocated; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.



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336-60-A

APPLICANT—George H. Colin for Cities Service Oil Company, owner.

SUBJECT—Application April 20, 1960—appeal from a decision of the Borough Superintendent re—gasoline station within 20 feet, wall of a theater.

PREMISES AFFECTED—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664A, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher and Thomas E. Berkery.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 31, 1960 on N.B. Applic. 186-59, reads:

"4. Gasoline station to be situated within twenty feet of the nearest wall of a building occupied as a theatre violates Section C19-73.0 as per Section C19-65.0 of Chapter 19."

and

WHEREAS, the applicant states that the building will be 57.5 feet by 28 feet in area, 1 story, 12 feet high, of class 3 construction, located in business and residence use, D area, class 1 height district, now used and occupied since 1942: 1st floor—stores, 5 car garage, gasoline service station, parking for more than 5 cars and accessory uses, 4 persons; substantially in accordance with Certificates of Occupancy #106943 and #106944, issued October 2, 1942 against B.N. Applic. 190-42; that the proposed use and occupancy will be: 1st floor—gasoline service station, including lubritorium, minor auto repairs and car washing, office, retail sales, parking and storage of more than 5 motor vehicles, 2 persons; and

WHEREAS, the applicant states that this is a case filed in conjunction with Cal. No. 335-60-BZ; that the present gasoline service station is being reconstructed and extended; that the present new building will adjoin an existing theatre building; that there are no openings in the theatre building wall adjacent to the subject premises; that the motion picture theatre on the adjoining premises, Block 6664A, Lot 25, also known as 711-715 Kings Highway, was constructed in 1937 after the establishment of the gasoline service station use on the subject premises in 1922; that it is respectively submitted that the proposed reconstruction and extension sought in the accompanying BZ application will not result in any hazardous fire condition; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated March 31, 1960, acting on N.B. App. 186-59, Objection No. 4 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that no gasoline tank be located nearer than fifty (50) feet from the nearest wall of the adjoining theatre; and that all of the conditions of the resolution adopted by the Board this day under Cal. No. 335-60-BZ shall be complied with.

362-60-BZ

APPLICANT—Gilbert Lazerus for Gladjo Realty Corporation, owner.

SUBJECT—Application May 11, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use C area district, the erection of a one story extension exceeding the permitted area coverage.

PREMISES AFFECTED—97-11 to 97-15A Queens Boulevard and 97-01 64th Avenue, northwest corner, Block 2090, Lot 64, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1960 after due notice by publication in the Bulletin; laid over to October 4, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 19, 1960 acting on Alt. Applic. No. 647-60, reads:

"1. Proposed extension exceeds the permissible coverage and is contrary to Zoning Res. Article IV, Sect. 13(b)."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and the application be and it hereby is *granted* under Section 21, to permit in a business use, C area district, the erection of a one story extension exceeding the permitted area coverage, *on condition* that the work shall be done in accordance with drawings filed with this application dated May 11, 1960, 6 sheets and June 30, 1960 3 sheets; that a brick wall 5 feet 6 inches high shall be built entirely around the rear yard; that the rear yard shall be paved with clean cinders or gravel, treated with a binder and rolled and graded so it will be properly drained; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 12:35 P.M.

JAMES P. MULROY, *Secretary*.

## REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 4, 1960, 2 P. M.

Present: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

620-40-SM

APPLICANT—Owens-Corning Fiberglas Corp., owner—additional use.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 620-40-SM—Amendment to resolution as to include additional uses of Fiberglas.

Owens-Corning Fiberglas Corp. requested that the resolution adopted July 28, 1942 under Calendar Number 620-40-SM be amended so as to include additional uses of Fiberglas.



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USE: Incombustible acoustical tile.

DESCRIPTION: The material is the same material as that approved under Calendar Number 620-40-SM. The difference being that Fiberglas batts are sized into size and shape of acoustical tile and acoustical board and the tile and board are so sized that they are used in conjunction with approved suspension system.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 28, 1942 under Calendar Number 620-40-SM be amended so as to include the following Fiberglas acoustical tile and acoustical ceiling board, Fiberglas "Frescor", Fiberglas "Stria", Fiberglas "Access", in the following surface designs: Textured, Perforated, Stria and Frescor, Fiberglas Textured Type TXW and Fiberglas Perforated PRW-R, on condition that the requirements of the resolution adopted July 28, 1942 under Calendar Number 620-40-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 521-45-SM—Vol. II

APPLICANT—United States Plywood Corp., owner—amendment of resolution, change in corporate ownership.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
521-45-SM—Vol. II—Amendment to resolution as to change in corporate ownership.

United States Plywood requested by filing an affidavit that the resolution adopted June 24, 1952 under Calendar Number 521-45-SM—Vol. II be amended so as to show a change of ownership. The application was reopened by a vote of the Board July 21, 1959.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted June 24, 1952 under Calendar Number 521-45-SM—Vol. II be amended so as to show a change of owner-manufacturer, previous owner-manufacturer being National Brick Corp., present owner-manufacturer being Cincrete Corp., which is a wholly owned subsidiary of United States Plywood Corp. so that the present owner-manufacturer shall be known as United States Plywood Corp., on condition that the requirements of the resolution adopted June 24, 1952 under Calendar Number 521-45-SM—Vol. II be complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 309-53-SA

APPLICANT—Bill Glover, Inc., owner—additional model of washing machine.

APPEARANCES—

For Applicant: F. C. Feiler.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
309-53-SA—Amendment to resolution to include washing machine.

Bill Glover, Inc., requested that the resolution adopted September 25, 1956 under Calendar Number 309-53-SA be reopened and amended so as to include an additional model of washing machine.

USE: A 25 lb. clothes washing machine.

DESCRIPTION: The requested washing machine is basically the same as the presently approved washing machine. The water supply inlet and the drain arrangement in the requested model are the same as in the approved model. The difference in the machines is in the styling and the installation automat control for coin operation.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted September 25, 1956 under Calendar Number 309-53-SA be reopened and amended so as to include the Glover 25 lb. Coin-Op Washer Extractor and also permission to market the appliance under the additional trade name of Speed Queen by Speed Queen, a division of McGraw-Edison Co., on condition that the requirements of the resolution adopted September 25, 1956 under Calendar Number 309-53-SA are complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 95-57-SM

APPLICANT—Congoleum-Nairn Inc., owner.

APPEARANCES—

For Applicant: James R. Andre.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
95-57-SM—Congoleum-Nairn, Inc., Kearny, N. J. filed for approval of the material known as Gold Seal Asphalt Tile under the provisions of Section C26-667.0 Administrative Building Code.

USE: Asphalt floor tile.

DESCRIPTION: Asphalt tile consists of asphalt or coumarone-indene resins, petroleum pitch, filler and pigment. The mixture is consolidated and calendered into die-cut tile. The tile is made in either  $\frac{1}{8}$ " and  $\frac{3}{16}$ " thickness and is 9" x 9" in size. The tile is designed for either above or below grade installation.

INSPECTION AND TEST: Samples of the tile were examined by Ass't. Engr. J. A. Darts and it was noted that the gauge complied with the Federal specifications.

RECOMMENDATION: The Committee on Test recom-



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mends the approval of the material known as Gold Seal Asphalt Tile for use in New York City under the provisions of Section C26-667.0.4.a Administrative Building Code, on condition that all cartons in which the material is marketed shall be marked or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 95-57-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 96-57-SM

APPLICANT—Congoleum-Nairn, Inc., owner.

### APPEARANCES—

For Applicant: James R. Andre.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 96-57-SM—Congoleum-Nairn, Inc., Kearny, N. J. filed for approval of the material known as Gold Seal Linoleum under the provisions of Section C26-667.0 Administrative Building Code.

USE: Linoleum used as floor covering.

DESCRIPTION: The linoleum is manufactured from a blended mixture of oxidized linseed oil, natural gums, rosin, limestone, pigments and ground cork or wood flour. This processed composition is inlaid over burlap or flooring felt and is cured to obtain a durable tough resilient product. The gauge of the material ranges from .072" to .125" in thickness. This material may be installed over smooth underfloors not in contact with the ground or those below grade.

INSPECTION AND TEST: The samples of the material were examined by Asst. Engr. J. A. Darts as to thickness and it was noted that the material met all Federal Specifications for this type of material.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Gold Seal Linoleum for use in New York City under the provisions of Section C26-667.0.4.a Administrative Building Code, on condition that the wrappers in which the material is marketed shall be labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 96-57-SM", and shall also show the gauge thickness.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 97-57-SM

APPLICANT—Congoleum-Nairn Inc., owner.

### APPEARANCES—

For Applicant: James R. Andre.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 97-57-SM—Congoleum-Nairn, Inc., Kearny, N. J. filed for approval of the material known as Gold Seal Floor Adhesives under the provisions of Section C26-191.0 Administrative Building Code.

USE: Adhesive for floor covering.

DESCRIPTION: Gold Seal Linoleum Paste consists of a blended mixture of lignin liquors and suitable fillers. Applicable Federal Specification is O-P-106.

Gold Seal 320 Adhesive consists of a latex base, tackifiers and suitable fillers. 310 Adhesive is of the same general nature as 320. While there is no directly applicable Federal Specification for these two products, MIL-C-15200A applies to solvent-containing adhesives.

Gold Seal Asphalt Tile Cement (all purpose emulsion type) consists of an asphaltic base, emulsifiers and suitable fillers. Applicable Federal Specification is SS-A-00138.

Gold Seal Asphalt Tile Cement (Cut-back type) consists of an asphaltic base, aliphatic solvents and suitable fillers. Applicable Federal Specification is SS-A-128.

Gold Seal Marine Deck Adhesive is a special adhesive developed for use with Gold Seal Marine Deck Covering installed over steel decks of ships. This adhesive consists of a nonflammable resin base, ketone-type solvent and suitable fillers. Upon evaporation of the solvent this adhesive will not support combustion. The label carries a N.Y.C. Fire Department permit for inflammable mixtures. Applicable Federal Specification is MIL-C-152-1A.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Gold Seal Floor Adhesive for voluntary use in New York City as an adhesive for floor covering under the provisions of Section C26-191.0 Administrative Building Code, on condition that the container in which the material is marketed shall be marked "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 97-57-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 99-57-SM

APPLICANT—Congoleum-Nairn, Inc., owner.

### APPEARANCES—

For Applicant: James R. Andre.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 99-57-SM—Congoleum-Nairn, Inc., Kearny, New Jersey, filed for approval of the material known as Gold Seal



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Rubber Tile under the provisions of Section C26-667.0 Administrative Building Code.

USE: Rubber tile floor covering.

DESCRIPTION: The tile is made by vulcanizing a calendered mixture of natural or synthetic rubber, sulfur, accelerators, plasticizers, pigment and mineral fillers. The tile is available in 0.125" and .080" and is 9" x 9" in size.

The tile is to be used over any smooth underfloor except those below ground level.

INSPECTION AND TEST: Samples of the tile were examined by Ass't. Engr. J. A. Darts and were found to comply as to thickness.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Gold Seal Rubber Tile for use in New York City under the provisions of Section C26-667.0.4.a Administrative Building code, on condition that the cartons in which the material is marketed shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 99-57-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 100-57-SM

APPLICANT—Congoleum-Nairn Inc., owner.

APPEARANCES—

For Applicant: James R. Andre.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 100-57-SM—Congoleum-Nairn, Inc., Kearny, N. J., filed for approval of the material known as Gold Seal Vinylbest Tile under the provisions of Section C26-667.0 Administrative Building Code.

USE: Vinyl asbestos floor tile.

DESCRIPTION: The tile is manufactured by consolidating a mixture of vinyl resin, plasticizers, pigments, stabilizers and asbestos. The tile comes in thickness of 1/16" & 1/8" gauge. The tile may be installed above or below grade.

INSPECTION AND TEST: The tile was inspected by Ass't. Engr. J. A. Darts and was found to comply as to gauge. The tile is manufactured to Federal Spec. L-T-751.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Gold Seal Vinylbest Tile under the provisions of Section C26-667.0.4.a Administrative Building Code for use in New York City, on condition that the wrapping that the material is marketed in shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 100-57-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 310-58-SM

APPLICANT—The Central Foundry Co., owner.

APPEARANCES—

For Applicant: Lawrence J. Nicholson.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
and Commissioner Becker ..... 3  
Negative: Commissioner Fox ..... 1  
Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 310-58-SM—Central Foundry Co., Newark, New Jersey, filed for approval of the material known as Cefco Bituminized Fibre Sewer Pipe and Perforated Pipe and Cefco Cast Iron Fittings and Adapters under the provisions of Section C26-1238.0 Administrative Building Code.

USE: To be used for house sewers.

DESCRIPTION: The pipe is essentially a bituminous compound reinforced with a preformed wood fiber structure with the wood fibers impregnated with a hard coal tar pitch.

The fibers are made into a pulp stock by the use of machinery similar to that used to produce pulp stock in paper mills.

The stock is then pumped in the form of dilute fiber and water slurry to the pipe forming machines where the fibers are deposited on mandrels or rolls to produce a tube of the required dimensions. Excess water is forced out by means of rollers to a point where the tube is removed and conveyed to an oven where the wood fiber tube is thoroughly dried.

After drying, the tubes are stacked in baskets and placed in air tight steel jacketed tanks, the lid is closed and vacuum pumps are used to exhaust from the tank all the air, gases or moisture left in the wood fiber tubes.

Then hard coal tar pitch, heated to 325°F is pumped into the tanks and is recirculated over the tubes which soak up the pitch; the vacuum is then removed and atmospheric pressure is allowed to complete the job of impregnating the wood fiber tube with the pitch.

The tubes are then taken to the Tooling Room for final cutting and providing each pipe end with a 2° machined taper for coupling.

Installations are done in the following manner: A coupling is placed on the outer end of the first length of pipe. The second length of pipe, also with a coupling placed on its outer end is inserted into the coupling of the first length of pipe. With a block of wood placed against the last coupling, the joints are driven together by a few blows of a sledge hammer so that the coupling makes up firm against the shoulders of the pipe.

INSPECTION AND TEST: The applicant has submitted test reports showing that tests conducted on the pipe successfully met the requirements of Commercial Standards of the United States Department of Commerce CS116-54. The complete reports are on file with and are part of the record.

RECOMMENDATION: On the basis of the inspection and test and the data filed by the applicant, The Committee on Test recommends, under Section C26-1240.0 Administrative Building Code, the approval of the material known as Cefco Bituminized Fiber Sewer Pipe and Perforated Pipe and Cefco Cast Iron Fittings and Adapters (for house sewer connection) for use, under Section C26-1238.0 Administrative Building Code, where vitrified clay sewer pipe or approved reinforced concrete pipe are allowed under Section C26-1238.0 Administrative Building Code.

It is further recommended that all cartons and/or con



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tainers in which the pipe as herein described (for house sewer connections) are marketed shall be stamped, tagged or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 310-58-SM," or in lieu thereof each bill of lading and/or invoice may be similarly marked.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 667-58-SA

APPLICANT—Cincinnati Screen Printing Equipment Company, owner—change in ownership and change in size of dryers.

### APPEARANCES—

For Applicant: Peter S. Gluck.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE:

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

667-58-SA—Cardel Electric Co., Inc., Cincinnati, Ohio, requested by filing an affidavit that the ownership of the Cincinnati Jet Dryer approved under Calendar Number 667-58-SA be changed to Cincinnati Screen Printing Equipment Co., same address, and subsequently requested that the amendment also include additional size dryers with a change in the perforation pattern in the warm air distribution plate within the drying hood over the conveyor belt.

USE: These dryers are used for drying silk screen printed paper or cardboard.

DESCRIPTION: The new Model Cincinnati Jet Dryers are similar to those previously approved except for size and are designated as follows: Models 48108-G, 48120-G, 48144-G, 48180-G, 6072-G, 6096-G, 60120-G, 60144-G, 7296-G and 72120-G.

The first two digits in the model number indicate the width in inches of the warm air distribution plate and the conveyor belt, the last figures show the length of the distribution plate within the drying hood.

New models and those previously approved may be equipped with the new type air distribution plate in which a chevron pattern with fewer and larger perforations per unit area is used in order to provide a better escape for spent air containing evaporated solvent into the collector pan below. The new type air distribution plate is made longer than the old style plate for the same type of work but exhaust volume remains unchanged from that originally approved while drying temperature is usually lower.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted September 22, 1959 under Calendar Number 667-58-SA be amended to show new ownership of the Cincinnati Jet Dryer by the Cincinnati Screen Printing Equipment Co., and that the resolution also be amended to include the new Models Cincinnati Jet Dryer 48108-G, 48120-G, 48144-G, 48180-G, 6072-G, 6096-G, 60120-G, 60144-G, 7296-G and 72120-G, as well as a change in the perforation pattern in the warm air distribution plate as described above, on condition that the requirements of the

resolution adopted September 22, 1959 under Calendar Number 667-58-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 242-59-SM

APPLICANT—Powell Steel Lath Corp., owner; Fireproof Products Co., agent.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

242-59-SM—Powell Steel Lath Corp., Franklin Park, Illinois, filed for approval of the material known as Powell Metal Lath and Accessories under the provisions of Sections C26-459.0 and C26-460.0 Administrative Building Code.

USE: Metal Lath to be used in the plastering industry.

DESCRIPTION: The lath is either Diamond Mesh,  $\frac{1}{8}$ " flat rib,  $\frac{3}{8}$ " rib and/or  $\frac{3}{4}$ " rib. The diamond mesh lath is cut and expanded from copper alloy steel and is then painted with a rust inhibitive, protective paint or the lath can be fabricated from galvanized steel sheet. The diamond mesh is also made in the self furring type. The indentations in the lath hold it away from a smooth surface about  $\frac{1}{4}$ ". The flat rib lath has solid strips of metal to stiffen the lath and the ribs have a depth of not more than  $\frac{1}{8}$ ". The high rib lath has ribs  $\frac{3}{8}$ " deep. The  $\frac{3}{4}$ " rib lath has ribs  $\frac{3}{4}$ " deep and is sold on the square foot basis.

The accessories consist of cold rolled channels  $1\frac{1}{2}$ ", weighing 0.475 lbs. per foot and are formed of 16 gauge steel. Ceiling runner, either "Z" or "L" shaped are made of 28 gauge galvanized steel. Studs and track for non-load bearing partitions are fabricated from 18 gauge steel and weigh from .420 lbs. per ft. for the  $2\frac{1}{2}$ " to .650 lbs. per ft. for the 6". Additional accessories consist of grounds, corner beads, casing beads and base screeds.

INSPECTION AND TEST: Samples of the material were examined by Ass't. Engr. J. A. Darts and it was noted that the lath complied as to weight.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Powell Metal Lath as described herein; the diamond mesh weighing 3.4 lbs. per sq. yd., the flat rib lath weighing 2.75 and 3.4 lbs. per sq. yd., the  $\frac{3}{8}$ " lath weighing 3.4 and 4.0 lbs. per sq. yd. and the  $\frac{3}{4}$ " lath weighing 0.60 and 0.75 lbs. per sq. ft., and the accessories as herein described for use in New York City under the provisions of Sections C26-459.0 and C26-460.0 Administrative Building Code, on condition that each bundle of the material be tagged or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 242-59-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.



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*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 399-59-SA

APPLICANT—John R. Thomson for Rheem Manufacturing Company, owner.

## APPEARANCES—

For Applicant: Ralph F. Magline.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

399-59-SA—John R. Thomson for Rheem Mfg. Co., owner, filed June 17, 1959 an application for approval of the appliance known as Rheem Hot Water Heaters (gas-fired) to be marketed as Warrior Hot Water Heaters, Models 24-20, 30, 40 and 50; Custom Hot Water Heaters, Models 24-20A, 30A, 40A-3, 50A and 75A; Rheemglas Standard Hot Water Heaters, Models G24-20, 30 and 40-3; Rheemglas Standard "Stubby" Hot Water Heaters, Models G24-30S and 40S; Rheemglas Fury Hot Water Heaters, Models G27-20R, 30R, 40R, 50R and 75R; Rheemglas Fury "Stubby" Hot Water Heaters, Models G-27-30S and 40S; Rheemglas Imperial Hot Water Heaters, Models G48-20R, 30R, 40R, 50R, 75R and 100A; Booster Hot Water Heater, Models 53-60, 85, 110 and 150, for use in New York City under the provisions of Article 12, Administrative Building Code.

USE: Domestic and Commercial Type Hot Water Heaters.

DESCRIPTION: The various model water heaters are all floor type vertical tank package units made up with a cast iron burner with safety pilot, storage tank and heavy duty insulation surrounding the tank, combustion chamber and the top of the heater. The outer jacket is a cold rolled steel finished in a hard baked enamel.

The Warrior and the Custom Series have storage tanks made of hot-dipped galvanized steel tanks and are tested to 300 psi for a maximum working pressure of 127½ psi. The Warrior and Custom have die-formed reverse spiral flue baffles and cast iron circular burners, also Grayson Unitrol "110" Automatic Control, which controls both pilot and main burner and a drop tube for proper water mixing. The Custom Series is equipped with an anode rod for corrosion control.

The Rheemglas Standard, Rheemglas Standard "Stubby", Rheemglas Fury, Rheemglas Fury "Stubby", Rheemglas Imperial, and Rheemglas Imperial 100 gallon series have glass lined steel storage tanks tested to 300 psi for a maximum working pressure of 127½ psi. The above glass lined tanks have an anode rod for corrosion control; a drop tube for proper water mixing; die-formed reverse spiral flue baffles; cast iron circular burners. These models are also equipped with a Grayson Unitrol "110" Automatic Control that controls both pilot and main burner. The Rheemglas Imperial and Rheemglas Imperial 100 gallon have the Grayson Unitrol "400" Automatic Control.

The Booster Model 53 Series have heavy-duty hot-dipped galvanized steel storage tanks tested to 300 psi for a maximum working pressure of 127½ psi. The Model 53 Series is provided with multiple die-formed reverse spiral baffles; multiple vertical drilled, port-type cast iron burners, combustion chamber; hand-hole cleanout; Automatic Controls on all models will employ a diaphragm valve used in conjunction with the thermostatic control. Thermostatic control may also be installed in the hot water storage tank. For use with L.P gas a single valve, less diaphragm valve is used. This valve used in conjunction with the thermostatic control also provides complete automatic temperature control. An Automatic Hi-Temperature cutoff is furnished as standard

equipment. Completely automatic, manual resetting not necessary.

The capacities of the various models are as follows:

| Trade Name and Model               | Tank Size gallons | Recovery GPH 100°F Rise | BTU Input per hour |
|------------------------------------|-------------------|-------------------------|--------------------|
| <i>Warrior</i>                     |                   |                         |                    |
| 24-20                              | 20                | 18.5                    | 22,000             |
| 24-30                              | 30                | 25.2                    | 30,000             |
| 24-40                              | 40                | 25.2                    | 30,000             |
| 24-50                              | 50                | 30.3                    | 36,000             |
| <i>Custom</i>                      |                   |                         |                    |
| 24-20A                             | 20                | 18.5                    | 22,000             |
| 24-30A                             | 30                | 25.2                    | 30,000             |
| 24-40A-3                           | 40                | 25.2                    | 30,000             |
| 24-50A                             | 50                | 42.0                    | 40,000             |
| 24-75A                             | 75                | 42.0                    | 40,000             |
| <i>Rheemglas Standard</i>          |                   |                         |                    |
| G24-20                             | 20                | 18.5                    | 22,000             |
| G24-30                             | 30                | 25.2                    | 30,000             |
| G24-40-3                           | 40                | 25.2                    | 30,000             |
| <i>Rheemglas Standard "Stubby"</i> |                   |                         |                    |
| G24-30S                            | 30                | 25.2                    | 30,000             |
| G24-40S                            | 40                | 25.2                    | 30,000             |
| <i>Rheemglas Fury</i>              |                   |                         |                    |
| G27-20R                            | 20                | 21                      | 25,000             |
| G27-30R                            | 30                | 30.2                    | 36,000             |
| G27-40R                            | 40                | 30.2                    | 36,000             |
| G27-50R                            | 50                | 42                      | 50,000             |
| G27-75R                            | 75                | 42                      | 50,000             |
| <i>Rheemglas Fury "Stubby"</i>     |                   |                         |                    |
| G27-30S                            | 30                | 30.3                    | 36,000             |
| G27-40S                            | 40                | 30.3                    | 36,000             |
| <i>Rheemglas Imperial</i>          |                   |                         |                    |
| G48-20R                            | 20                | 22.6                    | 27,000             |
| G48-30R                            | 30                | 33.6                    | 40,000             |
| G48-40R                            | 40                | 33.6                    | 40,000             |
| G48-50R                            | 50                | 42                      | 50,000             |
| G48-75R                            | 75                | 42                      | 50,000             |
| G48-100A                           | 100               | 46.2                    | 55,000             |
| <i>Booster</i>                     |                   |                         |                    |
| 53-60                              | 45                | 58.8                    | 70,000             |
| 53-85                              | 45                | 83.9                    | 100,000            |
| 53-110                             | 75                | 83.9                    | 100,000            |
| 53-150                             | 75                | 117.6                   | 140,000            |

All water heaters are to be connected to a flue or chimney in accordance with Article 12, Administrative Building Code.

INSPECTION AND TEST: All data was examined by Ass't. Architect T. W. Farricker.

These water heaters have been tested and approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Rheem Hot Water Heaters (gas-fired) to be marketed as Warrior Hot Water Heaters, Models 24-20, 30, 40 and 50; Custom Hot Water Heaters, Models 24-20A, 30A, 40A-3, 50A and 75A; Rheemglas Standard Hot Water Heaters, Models G24-20, 30 and 40-3; Rheemglas Standard "Stubby" Hot Water Heaters, Models G24-30S and 40S; Rheemglas Fury Hot Water Heaters, Models G27-20R, 30R, 40R, 50R and 75R; Rheemglas Fury "Stubby" Hot Water Heaters, Models G27-30S and 40S; Rheemglas Imperial Hot Water Heaters, Models G48-20R, 30R, 40R, 50R, 75R and 100A; Booster Hot Water Heaters, Models 53-60, 85, 110 and 150, for use in New York City under the provisions of Article 12, Administrative Building Code, provided that each water heater shall bear a label, permanently affixed, reading "Approved"



# MINUTES

by the Board of Standards and Appeals for use in New York City under Calendar Number 399-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 42-60-SM

APPLICANT—The Yale and Towne Mfg. Company, owner.

## APPEARANCES—

For Applicant: Walter J. Cyr.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

42-60-SM—The Yale & Towne Mfg. Co., Lock and Hardware Division, Lenior City, Tennessee, filed for approval of the material known as Yale Panic Exit Devices, for exit doors, Models 5, 10 and 30 Series, rim applied and mortise for use in New York City under the provisions of Sections C26-191.0 and C26-285.0 Administrative Building Code.

USE: Locking Mechanism for exit doors to permit egress at all times by pressure on crossbar. Not to be used on fire doors.

DESCRIPTION: These devices are self-closing exit latches combining in one unit, the usual door locking devices and self-releasig mechanism. The system of levers is designed so as to release the lock and latches simultaneously and permit the doors to open by the application of force on a cross bar extending across the interior side of the door.

The Series 5 Yale Panic Exit Devices are rim mounted, permitting rapid installation. Utilizing malleable iron, there are two basic models available, Model 5A, with side latching and Model 5R with vertical rod latching.

The Model 5A is widely specified for use on single doors and double doors without removable mullion. Can also be

used on double doors without mullion when paired with Model 5R devices. Slight pressure on cross bar withdraws heavy Pullman type latch bolt and assures positive opening from inside at all times. Cross bar may be held in depressed "dogged" position for push-pull operation.

The Model 5R is used where maximum security is required; the "R" device is used on single doors, pairs of doors without mullion and double doors with removable mullions. Vertical bolt latching latches door at top and bottom, giving maximum security. The bolts are provided with an automatic latch stop that retains the bolts in the retracted position while the door is open and automatically releases when door is shut. The bolts then extend into the latched position automatically.

## Models

The operation of Models 5A and Model 5R is as follows:

5A-5R — Operated from inside by cross bar at all times.

There are no means of entrance from outside. With Model 5A, cross bar can be dogged. With Model 5R, cross bar cannot be dogged. No outside trim.

5AP-5RP — Operated by cross bar from inside at all times. Can also be operated by pull handle from outside when cross bar is dogged.

5AC — Operated by cross bar from inside at all times. By key from outside. Cross bar can be dogged.

Model 1109 Cylinder — Five pin regular; six pin when required, master keyed to special order.

5ACK-5RCK — Operated by cross bar from inside at all times. From outside by knob except when knob has been locked by key. With Model 5ACK latchbolt can be retracted by key without unlocking knob. With 5RCK key does not retract bolts. Models 5ACK-5RCK push pull operation when cross bar is dogged. 1109 cylinder for Model 5ACK, 1709 cylinder for Model 5RCK—Five pin regular; six pin when required, master-keyed to special order. D35 knob 2 1/4" diameter by GT87 plate 8" x 2 1/2".

5ACSH — Operated by cross bar from inside at all times. From outside by thumbpiece of handle except when thumbpiece has been locked by key. When so locked, latchbolt can be operated by key without unlocking thumbpiece. By handle from outside without the use of thumbpiece or cylinder when cross bar is dogged. 1109 cylinder—Five pin regular; six pin when required, masterkeyed to special order. 270 handle, 5 5/8" center to center. Top plate 3" x 2". Bottom plate, 2" x 2".

5ACP — Operated by cross bar from inside at all times. By key from outside. By pull handle from outside when

The Specifications for Models 5A & 5R are as follows:

|                                               | Model 5A                                                                                | Model 5R                                                                                |
|-----------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| Lock Case                                     | 8 5/8" x 2 3/4" x 1 3/16"                                                               | 8 5/8" x 2 3/4" x 1 3/16"                                                               |
| Hinge Stile Bracket                           | 3 5/8" x 2" x 1 1/4"                                                                    | 3 5/8" x 2" x 1 1/4"                                                                    |
| Bolt Throw                                    | 5/8"                                                                                    | 5/8" top, 1" bottom                                                                     |
| Bracket                                       | 2 3/8" with Standard 50S Strike and 1/2" stop                                           | 2" min.                                                                                 |
| Vertical Rod                                  |                                                                                         | with 1/2" stop                                                                          |
| Cross Bar                                     | 1" diameter                                                                             | 7/16" diameter                                                                          |
| Cross Bar Projection (depressed)              | 2 1/4" clearance                                                                        | 1" diameter                                                                             |
| Stile-Minimum width with 1/2" stop            |                                                                                         | 2 1/4" clearance                                                                        |
| Single Door (50S strike Mortise)              | 4"                                                                                      | 3 3/4"                                                                                  |
| Double door without mullion (52S strike)      | 4 3/4"                                                                                  |                                                                                         |
| Single door (51S strike surafce)              | 4 5/8"                                                                                  |                                                                                         |
| Double door with mullion (51S strike surface) | 4 3/4"                                                                                  |                                                                                         |
| Finishes (devices)                            | brown lacquer (BL)<br>silver bronze (SB)<br>black japan (DJ)<br>dull bronze (BY22) only | brown lacquer (BL)<br>silver bronze (SB)<br>black japan (DJ)<br>dull bronze (BY22) only |
| Finish (outside trim)                         |                                                                                         |                                                                                         |



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bolt is retracted by key or when cross bar is dogged.  
1109 cylinder—Five pin regular; Six pin when required.  
Masterkeyed to special order. 536½ handle, 5½" center to center.

All "knocked down" devices are handed and must be specified when ordering. Made for horizontal and vertical rim cylinder connecting bars. When ordering, suffix "KD".

There are 7 types of strikes available for use with desired style exit device.

## Models

50S — Strike for Type 5A single door wood application (mortised).

51S — Strike for Type 5A single door surface or double door mullion application. For metal or channel iron frame.

52S — Strike is mounted on inactive leaf of pair of doors without mullion for Type 5A bolt (active door). Type 5R bolt used on inactive door (semi-mortised).

53S — Soffit Strike supplied with all Type 5R bolts (surface).

53S — Sill Strike for Type 5R bolts (surface).

17 — Dustproof Sill Strike for Type 5R bolts (flush-mortised).

10S — Sill Strike for Type 5R bolts (flush-mortised).

The Series 10 Yale Panic Exit Devices are completely reversible. The handling to suit the hand of door being equipped is accomplished in the field. The Model 10A is widely specified for use on single doors and double doors with removable mullion. Can also be used on double doors without mullion when paired with Model 10R device. Model 10A has a lateral latching, hinged type bolt, ¾" throw, and is supplied in the following types:

Model 10A — exit only

Model 10AC — cylinder outside or cylinder and thumbpiece

Model 10AK — key-in-knob trim

Model 10AP — lever pull outside, with cylinder

Where maximum security is required, the "R" device is used on single doors, pairs of doors without mullion and double doors with removable mullion. Vertical bolt latching latches door at top and bottom, providing maximum security. The bolts operate independently. An automatic trigger keeps bolts retracted when door is open and releases bolts automatically when door is closed. Model 10R is available in the following:

Model 10R — Hinged latch bolt, top and bottom

Model 10RD — Hinged latch bolt at top and dead bolt at bottom

The operation of Models 10A & 10R is as follows:

Models 10A, 10R & 10RD — No outside trim. For exit only, without means of entrance from outside.

Models 10A, 10R — Escutcheon with grip only. Door can be opened by grip from outside when cross bar is dogged.

Models 10A, 10R & 10RD — Sectional plate with grip only. Door can be opened by grip from outside when cross bar is dogged.

Model 10AC — Cylinder only. Cylinder outside. Latch bolt can be retracted by key. Night latch operation.

Model 10AC — Escutcheon with grip and cylinder. By grip from outside when bolt is retracted by key or when cross bar is dogged.

Model 10AC — Sectional plate with grip and cylinder. By grip from outside when bolt is retracted by key or when cross bar is dogged.

Models 10AC, 10R & 10RD — Escutcheon with grip, cylinder and thumbpiece. From outside by thumbpiece, except when thumbpiece has been locked by key. Key unlocks thumbpiece, but does not retract latch bolt.

Models 10AC, 10R & 10RD — Sectional plate with grip, cylinder and thumbpiece. From outside thumbpiece, except when thumbpiece has been locked by key. Key unlocks thumbpiece, but does not retract latch bolt.

Models 10AP, 10RP — Escutcheon with lever pull. By lever pull from outside except when pull has been locked by key.

Models 10AK, 10RK — Key-in-knob. By knob from outside, cross bar inside.

The 3 strikes for Model 10A are as follows:

3S — Standard Rim Strike (adjustable) mounts to edge of stop for single doors. Mounts to removable mullion when used for pair of doors. Minimum width of stile, 3¼".

4S — Strike mounts on face of inactive leaf of a pair of doors without removable mullion. Minimum width of stile, 2¾".

9S — Mortised strike (adjustable with ratchet plate) mounts to face of frame. This strike is for use with narrow stile doors which cannot take the standard strike. Minimum width of stile, 2½".

Strike for Top Latch on Model 10R is:

3S — Standard Strike (adjustable with ratchet plate). Mounts to edge of stop.

4 — Strikes for bottom latch or Models 10R & 10RD. "R" Devices use no bottom latch case; the lower vertical rod serves as a deadbolt).

6S — Surface mounted strike. This is the regular rim sill strike and is mounted directly to sill.

8S — Flush mounted strike. This is a mortise sill strike and is normally mortised in concrete for use with lower latch of Model 10R or for deadbolt of 10RD.

10S — Flush mounted strike. This is the regular sill strike for the 10RD. Mortised in wood or metal floors.

17 — Flush mounted strike. This is a dust-proof sill strike for the 10RD. Mortised in wood or metal floors.

The Specifications for Series 10 are as follows:

Latch Cases, Model 10A — Cast brass & bronze,  
7¾" x 1⅝" x 2⅞"

Hinge Stile Cases — Cast brass & bronze,  
7¾" x 1⅝" x 2⅞"

Models 10A, 10R-10RD —

Rod Cases Model 10R-10RD — Cast brass & bronze,  
3½" x 1⅝" x 1⅞"

Cases (10R & top of 10RD) —

Cross Bar — 1" dia, seamless brass and bronze tubing. A steel reinforcing tube is available to special order in operating cross bar up to 48" in length for Models 10A and 10R devices. An additional spring is used in the hinge case to offset the extra weight of the reinforcing tube.

Vertical Rods — ½" dia, seamless brass and bronze tubing. Top rod extensions in 6", 12" and 18" lengths are available where the opening is over 7 feet.

Rod Guides — Cast brass and bronze (2 at top, one at bottom).

Latch bolts — Brass and bronze, 10A, ¾" throw; 10R, ⅝" throw for top and bottom; 10RD, ⅝" throw for top latch bolt and ½" throw for bottom rod.

Backset — Backsets vary with trim and application.

Stile-minimum width — Widths vary with trim and application.

Projection — Door to top of case 2⅞". Door to outside of cross bar 4⅞". Door to inside of bar when depressed A device 2⅞", R device 2⅞".

Door thickness — 1⅜" to 2¾".

Keying — Five pin tumblers regular. Six pin tumblers when master-keyed. Keyed alike or masterkeyed to special order. Two No. 8 or No. 11 nickel silver keys. No. 1109 or No. 1152L cylinders.

Dogging Key — Steel, zinc plated (No. S505).

Finish — AZ10, BY22, DY10, or DF on Bronze.

The Series 30 Yale Mortise Panic Exit Devices, these sets consist of a cross bar assembly and mortise lock, with



# MINUTES

or without exterior trim. Three different locks provide all necessary functions. Operating and non-operating exterior trims are available in many handle and knob designs allowing a functional variation that suits a maximum of door conditions.

The operation of the Series 30 is as follows:

Model 30X PM530—Consists of 30 cross bar assembly, 32 Mortise Lock with cylinder, PM530 pull escutcheon with thumbpiece.

Operates by cross bar from inside at all times. From outside by thumbpiece except when the thumbpiece has been locked by key. Key does not retract latch bolt. By pull handle (grip) without the use of thumbpiece when dogging feature is in use.

Model 30X PM531—Consists of 30 cross bar assembly, 31 Mortise lock with cylinder. PM531 pull escutcheon, no thumbpiece.

Operates by cross bar from inside at all times. By pull hand (grip) from outside when bolts are retracted by key or when dogging feature is in use.

Model 30X PM830—Consists of 30 cross bar assembly 32 Mortise Lock with cylinder. PM830 sectional pull and thumbpiece.

Operates by cross bar from inside at all times. From outside by thumbpiece except when the thumbpiece has been locked by key. Key does not retract latch bolt. By pull handle (grip) without the use of thumbpiece when dogging feature is in use.

Model 30X PM831—Consists of 30 cross bar assembly, 31 Mortise lock with cylinder. PM831 sectional pull, no thumbpiece.

Operates by cross bar from inside at all times. By pull handle (grip) from outside when bolts are retracted by key or when dogging feature is in use.

Model 30X31—Consists of 30 cross bar assembly, 31 Mortise Lock. No cylinder, no outside trim.

Operates by cross bar from inside at all times. No means of entrance from outside. Cross bar can be dogged.

Model 30X LF35—Consists of 30 cross bar assembly, 31 Mortise lock with cylinder. Litchfield design knob and rose assembly.

Operates by cross bar from inside at all times. By key, from outside. Outside knob is rigid and acts as a pull when bolts are retracted by key or when dogging features is in use.

Seven other knob designs available by suffixing alternate design symbols and numbers i.e.

30 x Br35—Brandywine knob & rose assembly.

30 x CL35—Classic knob & rose assembly.

30 x ES35—Essex knob & rose assembly.

30 x GF35—Greenfield knob & rose assembly.

30 x GW35—Greenwood knob & rose assembly.

30 x MG35—Medford knob & rose assembly.

30 x MW35—Medford knob & rose assembly.

Model 30X LF38—Consists of 30 cross bar assembly, 33 Mortise Lock with cylinder. Litchfield design knob and rose assembly.

Operates by cross from inside at all times. From outside by knob except when knob has been locked by key. Knob sets as a pull from outside when dogging feature is in use.

Seven other knob designs available by suffixing alternate design symbols and numbers 1.3.

30 x BR38—Brandywine knob & rose assembly.

30 x CL38—Classic knob & rose assembly.

30 x ES38—Essex knob & rose assembly.

30 x GF38—Greenfield knob & rose assembly.

30 x GW38—Greenwood knob & rose assembly.

30 x MG38—Medford knob & rose assembly.

30 x MW38—Medford knob & rose assembly.

The specifications for the locks are as follows:

Case & Cover

Front

Bolts: Brass—Latch bolt is antifriction type with  $\frac{3}{4}$ " throw. Trigger bolt is sliding type.

Backset— $2\frac{3}{4}$ "

Min. Stile width— $4\frac{3}{4}$ "

Door Thickness— $1\frac{3}{4}$ " min.,  $2\frac{3}{4}$ " max.

Hand—Not reversible. Specify LHR or RHR.

Strikes—11S (regular)  $5\frac{3}{4}$ " x  $1\frac{1}{4}$ ",  $1\frac{1}{8}$ " lip for  $1\frac{3}{4}$ " and 2" door; 2" lip for  $2\frac{3}{4}$ " doors.

12S Open back. Supplied only when specified.

Keying:—5 pin regular, key changes practically unlimited. 6 pins when required for MK, paracentric section regular, surety section where required.

The specification for 30 cross bar assembly.

Comprises slide case assembly, hinge case assembly, operating arms and cross bar.

Cases:— $7\frac{3}{4}$ " x  $1\frac{5}{8}$ " x  $2\frac{19}{32}$ ", cast brass and bronze.

Cross bar:—Brass & bronze tubing, length to fit door width. Clearance  $2\frac{13}{16}$ ". Projection  $4\frac{13}{16}$ ".

Reinforcing Tube: Steel. Available to special order in cross bars up to 48" in length.

INSPECTION AND TEST: All details of construction and data were examined by Ass't. Architect T. W. Farricker.

The Series 5 was approved under application No. 59C5979, SA1097. The Series 10 & 30 approved under Guide No. 105E16, SA1097.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Yale Panic Exit Devices, for exit doors, Models 5, 10 and 30 Series for use in New York City, under the provisions of Sections C26-191.0 and C26-285.0 Administrative Building Code, and in specific cases subject to a variation by the Board, in such cases under Section 272-Par. 3 of the State Labor Law, provided the device bears a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 42-60-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 97-60-SA

APPLICANT—Bryant Manufacturing Company, owner.

APPEARANCES—

For Applicant: Donald Ferdon.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 97-60-SA—Bryant Manufacturing Co., Mineola, New York, filed for approval of the appliance known as Bryant "Crystal-glas" Gas-Fired Water Heaters, Models 2-147B, 3-147B and 4-147B; 2-148, 3-148, 4-148 and 5-148; 2-155, 3-155 and 4-155; 2-156, 3-156, 4-156, 5-156, 7-156 and 10-156; 3-157, 4-157 and 5-157; 3-158, 4-158 and 5-158, for use in New York City under the provisions of Article 12, Administrative Building Code.



# MINUTES

USE: Gas fired water heater for domestic and small commercial and industrial installations.

DESCRIPTION: The various model water heaters are all floor type package units made up with a cast iron burner with safety pilot, glass lined storage tank and heavy duty insulation surrounding the tank combustion chamber and the top of the heater. The outer jacket is of cold rolled steel finished in a hard baked enamel. The storage tanks are tested to 300 p.s.i.

In all model heaters water is stored in the glass lined tanks at a temperature selected but not over 180°F. As hot water is drawn from the top of the tank cold water enters through a dip tube inlet. The cold water flows towards the bottom where a thermostat is located. When the temperature falls to a preset level, the thermostat opens the main gas supply and the main burner goes on, ignited by the pilot. When selected temperature is reached, the thermostat shuts off the gas supply.

The capacities of the various water heaters are as follows:

| Model  | Tank Size<br>Gallons | Recovery GPH<br>100°F Rise | BTU Input<br>per hour |
|--------|----------------------|----------------------------|-----------------------|
| 2-147B | 20                   | 22.7                       | 27,000                |
| 3-147B | 30                   | 25.2                       | 30,000                |
| 4-147B | 40                   | 29.4                       | 35,000                |
| 2-148  | 20                   | 22.7                       | 27,000                |
| 3-148  | 30                   | 30.3                       | 36,000                |
| 4-148  | 40                   | 35.3                       | 42,000                |
| 5-148  | 50                   | 42.9                       | 51,000                |
| 2-155  | 20                   | 22.7                       | 27,000                |
| 3-155  | 30                   | 27.2                       | 33,000                |
| 4-155  | 40                   | 27.2                       | 33,000                |
| 2-156  | 20                   | 22.7                       | 27,000                |
| 3-156  | 30                   | 30.2                       | 36,000                |
| 4-156  | 40                   | 30.2                       | 36,000                |
| 5-156  | 50                   | 42.0                       | 50,000                |
| 7-156  | 70                   | 50.4                       | 60,000                |
| 10-156 | 100                  | 54.6                       | 65,000                |
| 3-157  | 30                   | 33.6                       | 40,000                |
| 4-157  | 40                   | 35.3                       | 42,000                |
| 5-157  | 50                   | 46.2                       | 55,000                |
| 3-158  | 30                   | 30.3                       | 36,000                |
| 4-158  | 40                   | 35.3                       | 42,000                |
| 5-158  | 50                   | 42.9                       | 51,000                |

All water heaters are to be connected to a flue or chimney in accordance with Article 12, Administrative Building Code.

INSPECTION AND TEST: All data was examined by Ass't. Architect T. W. Farricker.

These water heaters have been tested and approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Bryant "Crystalglas" Gas-Fired Water Heaters, Models 2-147B, 3-147B and 4-147B; 2-148, 3-148, 4-148, and 5-148; 2-155, 3-155 and 4-155; 2-156, 3-156, 4-156, 5-156, 7-156 and 10-156; 3-157, 4-157 and 5-157; 3-158, 4-158 and 5-158, for use in New York City under the provisions of Article 12, Administrative Building Code, provided that each water heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 97-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 232-60-SA

APPLICANT—Iron Fireman Manufacturing Company, owner; Henry S. Proctor, agent.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,

Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 232-60-SA—Iron Fireman Mfg. Co., New York, N. Y., filed for approval of the appliance known as Iron Fireman Oil Burner, Model MF-65, under the provisions of the Oil Burner Rules of the Board. This burner will also be marketed as the Petro Burner, Model PF-65, and the National-U. S. Burner, Model NPF-65.

USE: A conversion oil burner.

DESCRIPTION: The Model MF-65 burner is a high pressure gun type burner designed to burn No. 2 fuel oil. Its capacity range is from .75 to 6.0 gallons per hour. It may be either flange connected to the boiler or furnace or pedestal mounted.

Burners are available with the drive motor, fan and pump assembly placed either above or below the burner head or gun. When located below the burner head the suffix SM is added to the model designation. When integral electronic combustion control is installed, the suffix E is added to the model designation.

INSPECTION AND TEST: Details submitted by the applicant was examined by Ass't. Engr. G. F. Sklenarik. The Model MF-65 burner was tested and approved by Underwriters' Laboratories.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Iron Fireman Oil Burner, Models MF-65, MF-65-SM, MF-65-E, MF-65-E-SM, for use in New York City under the provisions of the Oil Burner Rules of the Board, such burner also to be marketed as the Petro Burner, Model PF-65, and the National-U. S. Burner, Model NPF-65, with the same suffix designations provided that each burner shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 232-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 276-60-SA

APPLICANT—Rheem Manufacturing Company, owner.

APPEARANCES—

For Applicant: Robert E. Shenberger.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,

Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 276-60-SA—Rheem Manufacturing Co., Chicago, Illinois, filed for approval of the appliance known as Rheem Gas Fired Furnaces, Models 3204-S-75D, 80D, 85D, and 100D;



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3204-75B, 80B, 85B, 100B, 120B, 140B and 160B; 3208-80B, 100B, 120B, 140B and 160B; 3404-100B, 120B, 140B and 160B; 3408-100B, 120B, 140B and 160B; 3202-175B, 200B, 250B and 300B, under the provisions of Article 12, Administrative Building Code.

USE: Warm air furnaces.

DESCRIPTION: The Rheem Gas Fired Furnaces are floor type package units consisting of a steel heat exchanger and combustion chamber, cast iron burners, blower fan for forced air circulation, air filters and controls including a fan and limit control and safety pilot to shut off gas in case of pilot flame failure. The complete assembly is encased in a steel cabinet made with removable front panel for servicing. All furnaces are designed for flue connection.

The suffix D indicates a direct driven blower fan, the suffix B indicates belt drive. The numeral preceding the suffix indicates in thousands the BTU input per hour.

The 3204 Models are "High Boy" furnaces; the 3208 Models are "High Boy" furnaces and have a porcelainized heat exchanger. The 3404 Models are "Lo-Boy" furnaces; the 3408 Models are "Lo-Boy" furnaces with porcelainized heat exchangers. The 3202 Models are "High-Boy" furnaces of larger capacity and have two tandem driven blower fans.

INSPECTION AND TEST: All data was examined by Ass't. Engr. G. F. Sklenarik.

All furnaces listed in this application have been tested and approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Rheem Gas Fired Furnaces, Models 3204-S-75D, 80D, 85D and 100D; 3204-75B, 80B, 85B, 100B, 120B, 140B and 160B; 3208-80B, 100B, 120B, 140B and 160B; 3404-100B, 120B, 140B and 160B; 3408-100B, 120B, 140B and 160B; 3202-175B, 200B, 250B and 300B, for use in New York City under the provisions of Article 12, Administrative Building Code when installed with clearances from adjacent combustible construction not less than those approved by the American Gas Association as indicated on the manufacturer's label but sufficient to allow for proper servicing of each installation and provided that each furnace shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 276-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 294-60-SA

APPLICANT—Weil-McLain Company, owner; JL Plumbing and Heating Supply Corporation, agent.

APPEARANCES—

For Applicant: William John Edgar.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 294-60-SA—Weil-McLain Co., Michigan City, Ind., filed for approval of the appliance known as Weil-McLain Type E Gas Boilers, Models E3, E4, E5, E6, E7 and E8, S or W, for use in New York City under the provisions of Article 12, Administrative Building Code.

USE: Gas fired steam or hot water boilers.

DESCRIPTION: The Weil-McLain Type E Gas Boilers are low pressure heating boilers for steam or hot water heating systems. They are constructed in accordance with the ASME boiler code and are made up of cast iron sections varying in number with the size of the boiler. Burners are atmospheric type with stainless steel ribbon ports. Other equipment includes gas pressure regulator, pilot light with automatic gas shut off valve in case of pilot flame failure, pressure relief valve and limit controls. Provision is made for flue connection at the top.

The boilers are encased in a heavy gauge steel jacket which is insulated with foil backed glass wool insulation and finished in a baked enamel.

The heat input capacity in Btu per hour varies from 64,000 for the E3 Model to 288,000 for the E10 Model, each size increasing by 32,000 Btu.

INSPECTION AND TEST: The data submitted by the applicant was examined by Ass't. Engr. G. F. Sklenarik.

These boilers have been tested and approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Weil-McLain Type E Gas Boilers, Models E3, E4, E5, E6, E7 and E8, S or W, for use in New York City when installed in accordance with this report and the requirements of Article 12, Administrative Building Code, provided that each unit shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 294-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 246-60-SA

APPLICANT—Lindy Heaters, Incorporated, owner.

SUBJECT—Application April 1, 1960—Lindy "Guardian" Oil Preheater, SOP Series, approval of.

APPEARANCES—

For Applicant: Lawton R. Moray.

ACTION OF BOARD—Laid over to October 11, 1960, at 2 P.M.; applicant to amend application.

## 1027-40-A—Vol. III

APPLICANT—Burke & Groh for James T. Warner, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—87-71 Kingston Place, northeast side, 94 feet west of Wexford Terrace, Block 9845, Lot 22, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on April 15, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does



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hereby *amend* the resolution adopted on January 7, 1941, as *amended* through April 15, 1958 by adding thereto:

"that all references in these resolutions to "convalescent home" shall henceforth read "nursing home" on condition that other than as herein *amended* the resolution above cited shall be complied with in all respects."  
(Alt. 124/52)

## 138-60-A

APPLICANT—Hurley and Hughes for 71 Murray Street Corporation, owner.

SUBJECT—Application February 24, 1960—Appeal from a decision of the Borough Superintendent, re—Labor Law.

PREMISES AFFECTED—71-73 Murray Street, north side, 74 feet 3¾ inches west of West Broadway, Block 132, Lot 4, Borough of Manhattan.

### APPEARANCES—

For Applicant: Frank Farinella.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 16, 1960 on Alt. Applic. 1300-59, reads:

"3—Building does not comply with Section 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 49 feet 11 inches by 100 feet in area, 12 stories, 120 feet high, of class 1 construction, located in unrestricted use, B area, class 1½ height district, built in 1911, now used and occupied since 1927: basement—boiler room, storage, locker room and repackaging; 1st floor—packaging and repackaging; 2nd floor—printing and repackaging of printed materials; 3rd floor—repackaging and packaging of leather; 4th floor—dress manufacturing; 5th floor—warehouse and office; 6th floor—printing; 7th floor—repackaging and packaging of washers; 8th floor—packaging and repackaging of cutlery; 9th floor—packaging and repackaging and office; 10th floor—packaging and repackaging resisters; 10th floor—drafting; 11th floor—office; 12th floor—office and repackaging brushes; 30 persons each floor; and

WHEREAS, the applicant states that in his opinion Section 271 of the Labor Law applies and not Section 270 of the Labor Law, because this building was built in 1911 and has been occupied as a factory building since that time; that it is not proposed to make any changes to this building and that the exits are adequate for the number of people in this building; that the appeal is for the Board to accept the building as a legal factory building as built in 1911; that the building is a 12 story fireproof building with one fireproof enclosed stair, 3 feet 2½ inches wide and one fire tower, 3 feet 1½ inches wide; that both are accessible to all tenants; that the floor capacity of all floors is 120 pounds per square foot; that the building is fully sprinklered with a two-source system; that there is a standpipe present with hose racks on each floor; that all floors have a single tenant per floor except the 8, 9, 10 and 12th floors which have respectively 4, 2, 3 and 2 tenants; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 1300-59, Objection No. 3, and that the appeal be and it hereby is *granted, on condition* that the work shall be done in accordance with drawings filed with this appeal dated February 24, 1960, 3 sheets and June 3, 1960, 4 sheets; on further condition that the doors from the public hall to the main stair shall swing into the stair; that the occupancy of the building shall be limited to that accommodated

by primary means of egress; that all exit doors along the stairways shall be put in good operating condition; and that a new certificate of occupancy shall be obtained.

## 255-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch, owner.

SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner re—an order—Automatic sprinkler system.

PREMISES AFFECTED—146 West 94th Street, south side, 342.2 feet east of Amsterdam Avenue, Block 1224, Lot 150, Borough of Manhattan.

### APPEARANCES—

For Applicant: Noah N. Sherman.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 4

Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the decision and order of the Fire Commissioner dated March 8, 1960 on Folder No. 94W146.01, reads:

"1. Install an approved, wet automatic sprinkler system in the open stairways, in buildings 146 & 150 West 94th Street, having at least one source of water supply arranged and equipped as per Chap. 26, Art. 16, Adm. Code & Ch. 19-161.0 Adm. Code.

2. Install an approved, wet automatic sprinkler system in the cellar of buildings 146, 148-150 and 152 West 94th Street, Man., having at least one source of water supply arranged and equipped as per Chap. 26, Art. 16, Adm. Code & Ch. 19-161.0 Adm. Code.

3. Provide fusible links on all dumbwaiter doors in building 146."

and

WHEREAS, the applicant states that the building is 18 feet by 55 feet 6 inches in area, 4 stories and basement, 50 feet 5 inches high, of class 3 construction, located in residence use, B area, class 1½ height district, built in 1887, now used and occupied since 1930: cellar—storage and boiler; basement—kitchen and school (lunchroom), 25 persons; 1st floor—school (cafeteria), 45 persons; 2nd floor—school, 30 persons; 3rd and 4th floors—one apartment each floor; substantially in accordance with Certificate of Occupancy No. 17072, issued November 28, 1930 against Alt. Applic. 1727-30; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that this is one of 4 buildings and land were purchased by the present owner and were converted for legal present use as a private school during the years as noted above (1926 to 1930); that these educators expended considerable sums of monies for purchase of land and buildings and towards altering and conversion of the buildings to present legal use as private school; that this school has been used continuously by the same owners from its inception to present date; that the existing stairway is wood that is open in the cellar but protected at the basement floor level with fire retarded partition and fireproof self-closing door; that the entire hall area of the basement floor level is protected with fire-retarded partition and all openings in same has fireproof self-closing doors and further, hallway leads directly to the street and through rear yard; that the same condition applies to the 1st floor hallway area with additional means of egress directly into fireproof stairway of building 148 West 94th Street; that the entire 2nd floor stair hall is protected with fire-retarded partition and fireproof self-closing doors with an additional means of egress directly into fireproof stairway of building No. 146 West 94th Street; that the 3rd and 4th floors (legal use dwelling on each of these floors—not occupied) have stud and plaster partition around stair hall with wood doors and scuttle and ladder to roof from the 4th floor; that the cellars of all 4 buildings have fire retarded ceilings pro



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tected with plaster board and cement plaster finish and at the areas of the boiler this surface is further protected with galvanized sheet metal; that all 4 buildings, have an approved interior alarm system and the school maintains in all buildings an approved fire drill system with a record of same maintained; and kept by the Division of Fire Prevention, Fire Department and approved type of fire extinguishers are located throughout all buildings as required by the Fire Department (portable type); and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision and order of the Fire Commissioner, acting on Folder No. 94W146.01, Objections No. 1, 2 and 3 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 256-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch, owner.

SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner re—an order—Automatic sprinkler systems.

PREMISES AFFECTED—148-150 West 94th Street, south side, 307 feet east of Amsterdam Avenue, Block 1224, Lots 51 and 52, Borough of Manhattan.

### APPEARANCES—

For Applicant: Noah N. Sherman.

For Administration: Lieut. John P. Manfredi Fire Dept.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Commissioner Sleeper,

Commissioner Fox and Commissioner Becker ..... 4

Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the order and decision of the Fire Commissioner, dated March 8, 1960 on Order No. 5650-9, reads:

"1. Install an approved, wet automatic sprinkler system in the open stairways, in buildings 146 & 150 West 94th Street, having at least one source of water supply arranged and equipped as per Chap. 26, Art. 16, Adm. Code & Ch. 19-161.0 Adm. Code.

2. Install an approved, wet automatic sprinkler system in the cellar of buildings 146, 150 and 152 West 94th Street, Man., having at least one source of water supply arranged and equipped as per Chap. 26, Art. 16, Adm. Code & Ch. 19-161.0 Adm. Code.

3. Provide fusible links on all dumbwaiter doors in building 146."

and

WHEREAS, the applicant states that the building is 35 feet 2 inches by 55 feet 4 inches in area, 4 stories and basement, 58 feet high, of class 3 construction, located in residence use, B area, class 1½ height district, built in 1891, now used and occupied since 1926: cellar—storage, boiler and lockers, 1 person; basement, school, coat room and office, 25 persons; 1st floor—school and music room, 50 persons; 2nd and 3rd floors—school, 50 persons each floor; 4th floor—one apartment; substantially in accordance with Certificate of Occupancy #12237 issued February 24, 1960 against Alt. Applic. 1944-26; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that this is one of four buildings and land were purchased during the years 1923 to 1926 by the present owner and were converted for legal present use as a private school during the years 1926 to 1930; that these educators expended considerable sums of monies for purchase of land and buildings and towards altering and conversion of the buildings to present legal use as private school; that this school has been used continuously by the same owner from its inception to present date; that the stairways in buildings 148-150 West 94th Street (one building) are as follows: that there is one fireproof stairway in building 148 West 94th Street from cellar (open in cellar but protected at basement floor level) directly to the roof and with fireproof passageway on basement floor level lead-

ing directly to the street; that the stairway in building 150 West 94th Street is an existing wood stairway, open in the cellar and enclosed at the basement level with wood and wood door; that the hall partition on the basement floor level is of stud and plaster and wood doors and the hall leads directly to the street and the rear yard and is connected to fireproof stairways and fireproof passageway in buildings 148 and 152 West 94th Street; that the stairs on the 1st floor is open to the floor with no enclosure, however, egress is made directly to the street or rear yard by means of interior stairs; that the stairs on the 2nd floor is enclosed with stud and plaster partition and wood doors with direct egress to fireproof stairs in buildings 148 and 152 West 94th Street; that the stairs on the 3rd and 4th floors are the same as on the 2nd floor with egress to fireproof stairs in building 148 West 94th Street and on the 4th floor to both buildings 148 and 152 West 94th Street; that the cellars on all 4 buildings, have fire retarded ceilings protected with plaster board and cement plaster finish and at the areas of the boiler this surface is further protected with galvanized sheet metal; that all 4 buildings have an approved interior alarm system and the school maintains in all buildings an approved fire drill system with a record of same maintained and kept by the Division of Fire Prevention, Fire Department, and approved type of fire extinguishers are located throughout all buildings as required by the Fire Department (portable type); and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision and order of the Fire Commissioner, acting on Order No. 5650-9, Objections No. 1, 2 and 3 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 257-60-A

APPLICANT—Noah N. Sherman for B. Louise Birch, owner.

SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner—re an order—Automatic Sprinkler System.

PREMISES AFFECTED—152 West 94th Street, south side, 289 feet east of Amsterdam Avenue, Block 1224, Lot 152, Borough of Manhattan.

### APPEARANCES—

For Applicant: Noah N. Sherman.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Commissioner Sleeper,

Commissioner Fox, and Commissioner Becker ..... 4

Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the decision and order of the Fire Commissioner, dated March 8, 1960 on Order No. 5650-9, reads:

"1. Install an approved, wet automatic sprinkler system in the open stairways, in buildings 146 & 150 West 94th Street, having at least one source of water supply arranged and equipped as per Chap. 26, Art. 16, Adm. Code & Ch. 19-161.0 Adm. Code.

2. Install an approved, wet automatic sprinkler system in the cellar and buildings, 146, 150 and 152 West 94th Street, Man., having at least one source of water supply arranged and equipped as per Chap. 26, Art. 16, Adm. Code & Ch. 19-161.0 Adm. Code.

3. Provide fusible links on all dumbwaiter doors in building 146."

and

WHEREAS, the applicant states that the building is 18 feet by 52 feet 10 inches in area, 3 stories and basement, 40 feet high, of class 3 construction, located in residence use, B area, class 1½ height district, built in 1891, now used and occupied since 1927: cellar—storage and heating system; basement, 1st to 3rd floors—school; basement, 20 persons; 1st floor—10 persons; 2nd floor—15 persons; 3rd floor—20 persons; and substantially in accordance with Certificate of



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Occupancy No. 13234 issued November 10, 1947 against Alt. Applic. 1646-27; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that this is one of 4 buildings and land were purchased during the years 1923 to 1926 by the present owner and were converted for legal present use as a private school during the years 1926 to 1930; that the educator expended considerable sums of monies for purchase of land and buildings and towards altering and conversion of the buildings to present legal use as private school; that this school has been used continuously by the same owners from its inception to present date; that the stairway in building 152 West 94th Street is of fireproof construction from cellar (open in cellar but protected at basement floor level) directly to the roof and with fireproof passageway directly to the street on the basement floor level; that the cellars and all buildings, have fire retarded ceilings protected with plaster board and cement plaster finish and at the areas of the boiler this surface is further protected with galvanized sheet metal; that all buildings have an approved interior alarm system and the school maintains in all buildings an approved fire drill system with a record of same maintained and kept by the Division of Fire Prevention, Fire Department and approved type of fire extinguishers are located throughout all buildings as required by the Fire Department (portable type); and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision and order of the Fire Commissioner, acting on Order No. 5650-9, Objections No. 1, 2 and 3 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 283-60-A

APPLICANT—William J. Karp for Silvino Giannasca, owner; Orium Products, Incorporated, lessee.

SUBJECT—Application April 7, 1960—Appeal from an order and a decision of the Fire Commissioner, re—manufacture of inflammable mixtures, buried storage system required, etc.

PREMISES AFFECTED—10-20 45th Road, south side, 125 feet east of Vernon Boulevard, Block 49, Lots 6 and 10, Long Island City, Borough of Queens.

## APPEARANCES—

For Applicant: William S. Karp.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, an order of the Fire Commissioner, dated March 9, 1960 on Order No. 6167-9, reads:

"3. Separate gas flame from remainder of premises by fire-retarded room and fireproof self-closing door. C19-59.O-P, Administrative Code.

4. Provide a mixing tank located in a mixing compartment which must be constructed as per C19-59.O-h, Administrative Code.

5. Provide approved buried storage system for storage and handling of volatile inflammable oils used in manufacture of inflammable mixtures. C19-59.O-d, Administrative Code.

6. Discontinue packaging of inflammable mixtures in glass bottles exceeding a capacity of 4 oz. C19-59.O-a, Administrative Code."

and

WHEREAS, the applicant states that the building is 34 feet by 83 feet in area, 1 and 2 stories, 12 and 25 feet high, of class 3 construction, located in unrestricted use, A area, class 2 height district, built in 1906, now used and occupied since 1949: 1st floor—factory and office, 2 persons; 2nd floor—office, 5 persons; and

WHEREAS, the applicant states that B.N. Applic. 627-60 proposed to block up existing window openings in common wall with 4 inch solid masonry; that there is no basement or cellar—floor being concrete slab on grade; that both halves of the building are sprinklered throughout by a two source sprinkler system; that the building is heated by steam lines overhead from boiler room in adjoining structure; that there are three sets of fire fighting equipment placed strategically about the premises; that each set consists of 1-each Dry Chemical Fire Extinguisher, Model STM 20, filled sand pail and filled water pail; that the adjoining structures are sprinklered throughout and the West structure, which provides access to street from 2nd floor office and front portion of 1st floor, is equipped with an ADT Automatic Alarm System; that it is further stated that the two or three drums (maximum of alcohol used in the manufacturing process per month) are to be stored on racks in a storage area as indicated on proposed plan and carried to the mixing area on a portable rack, there equipped for mixing purposes with a suitable faucet to the satisfaction of the Fire Commissioner or fitted with a hand pump approved by the Underwriters' Laboratory of Factory Mutuals Laboratory; that the mixing area will be two 8 feet high dwarf partitions five feet apart with No. 26 gauge metal on ½ inch plaster boards on inside faces of area; that there will be no heating or spark producing devices maintained in the portion of the premises used for storage of oils and mixing and that said area is to be separated from remaining portion of premises which has gas flames by a solid wall of masonry and fire-proof self closing door; that the mixing area is to be vented by a gravity type roof ventilator in skylight directly overhead; that a six inch high concrete sill is to be installed in doorway between the two areas and that one of the three fire extinguishers on the premises is to be installed directly over the mixing area and rigged for semi-automatic operation from a position on the opposite side of the fire door; that it is further stated that the business is small and that the maximum amount of inflammable oils (denatured alcohol) on the premises at any given time does not exceed three (3) 55 gallon drums; that this alcohol is either undiluted in drums or in mixture with ethyl silicate, which has a 125°F flashpoint, and is packaged ready for delivery; that no stock is kept and mixture is made up only to order; that the usual and practical tank to be installed for underground storage is a 500 gallon tank, since delivery by tank car for underground storage must be at least 320 gallons; that the installation of such a tank would be required to comply with the Order and that this installation would be excessive and unreasonable in cost to store this oil in such small amounts; that it is impracticable to pump the oil out of said tank; that it is further stated that the method of bottling the mixture of alcohol and condensed 28% ethyl silicate in one gallon glass or one gallon unbreakable plastic (fire resistant polyethylene) containers with tight fitting screw type replaceable tops, is a universal and established custom in the trade; that the mixture is used in the manufacture of an end product that is inserted in the mouth and that it is impossible to maintain the desired degree of sterilization in metal containers; that the use of metal is a potential source of contamination and corrosion; that the one gallon containers are packed four (4) to a case in corrugated cartons completely isolated with corrugated dividers for each jar; that the mixture is sold to individual dentists and to dental laboratories with each user demanding the gallon size for economy; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Fire Commissioner dated March 9, 1960, acting on Order No. 6167-9, Objections No. 3, 4, 5 and 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall conform to drawings filed with this appeal dated April 7, 1960, 2 sheets; that the storage of alcohol shall be limited to two 55 gallon drums; that the flammable mixture prepared shall be packaged in one gallon Boston round glass containers; that the containers shall be packed in corrugated cartons with not more than four containers to a carton.



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319-60-A

APPLICANT—Hady H. Craigwell for Irving Leberfeld, owner.

SUBJECT—Application April 28, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation Section 171 subdivision 3 f the Multiple Dwelling Law and a decision of the Borough Superintendent—re Class 3 construction area excessive, egress.

PREMISES AFFECTED—65-48 to 65-54 Grand Avenue, south side, 23 feet west of 66th Street, Block 2775, Lot 2 and 7, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Hady H. Craigwell.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 27, 1960 on Alt. Applic. 840-60, reads:

"1M—Proposed combination of buildings to comply with Sec.171 Subd.3 Multiple Dwelling Law.

1C. The proposed combination of bldgs. (4) in excess of 3000 sq. ft. is contrary to Ch.26-254.0 (4.2.1) of the Adm. Code.

2C. The proposed exit from Bldg. #48 into a common Lobby to Bldg. #50 is contrary to Ch. 26-292.0 (6.4.1.11k) of the Adm.Code."

and  
WHEREAS, the applicant states that the owners acquired these properties progressively, starting with the corner building (#65-54) in 1919 and locating their retail wearing apparel business in the store; that in 1932 the adjoining building (#65-52) was purchased and the business combined with that store; that the remaining two buildings (65-48 and 50), which are the subject of this appeal, were bought in 1949; that efforts to rent these latter stores have been futile and, as stores go to-day, particularly in this neighborhood, will continue unsuccessful; that vacant stores represent a loss of income and hardship to the owners; that it is proposed to eliminate these vacant stores by expanding the business therein; that the full compliance with the fireproofing and other requirements of the code which are stringent for this type of building, would make the undertaking economically impossible; that the work as contemplated consists of part wall removals, store entrance lobby in #65-50 which would also serve as the exit from the upper floors of #65-48 and 50 and a store front for both buildings to match the existing store front of #65-54 and 52; that the new lobby by being open and unobstructed to the street and of a size to accommodate 30 persons is more than adequate to serve the 4 families involved; that this improvement would enhance the neighborhood and in all likelihood encourage other owners to up-date their properties; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 840-60, Objection No. 1M, 1C and 2C, be and it hereby is modified under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is granted, on condition that the buildings conform to drawings filed with this appeal dated April 28, 1960 1 sheet and Sept. 30, 1960 1 sheet and that the cellar and first floor of the building shall be sprinklered throughout; and that a fire escape shall be provided; and that a certificate of occupancy shall be obtained.

325-60-A

APPLICANT—Oscar I. Silverstone for Congregation

Emes Wozdek of Washington Heights Incorporated, owner.

SUBJECT—Application April 29, 1960—Appeal from an order and a decision of the Fire Commissioner—re-Automatic Sprinkler system.

PREMISES AFFECTED—3940-3960 Broadway, 1119-1121 St. Nicholas Avenue, 565 West 165th Street and 560-564 West 166th Street, Block 2124, Lot 43, Borough of Manhattan. (Block bounded by Broadway, West 165th Street, St. Nicholas Avenue and West 166th Street, entire block).

APPEARANCES—

For Applicant: Oscar I. Silverstone.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker..... 4  
Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the order and decision of the Fire Commissioner, dated April 14, 1960 on Order No. 3699-9, reads:

"1. Install an approved, wet automatic sprinkler system in the entire cellar, having at least one source of water supply arranged and equipped as per Chapter 26, Article 16, Adm. Code.

CH. 19-161.0 Adm. Code.

Note:—Plans to be filed with and approved by the Department of Buildings before work on such system is commenced."

and  
WHEREAS, the applicant states that the building is 219 feet 6½ inches by 122 feet 8 inches, irregular in area, 2 stories, 40 feet high, of class 3 construction, located in business use, B area, class 1½ height district, built in 1912, now used and occupied since 1930; cellar-storage, boiler room and recreation room, 50 persons; 1st floor—stores; 2nd floor—dancing, dining and meeting rooms, 2056 persons; THEATRE PORTION OF BUILDING—orchestra, 1568 persons; balcony, 837 persons; loges and boxes, 246 persons; substantially in accordance with Certificate of Occupancy #41359, issued June 30, 1953 against Alt. Applic. 1538-51, except for cellar occupancy, which reads: cellar—storage, boiler room and scullery, 3 persons; and

WHEREAS, the applicant states that this application is submitted to accept the installation of a sprinkler system of nine (9) heads for the protection of the space used in the cellar for the storage of upholstery materials; that this area, which is the only space storing materials deemed objectionable by the Fire Department is less than 1,000 square feet in area; that it is directly accessible to the upholstery store above; that the stairs to the space will be enclosed with masonry and a fireproof one hour door at the cellar level; that the wood partitions enclosing this area in the cellar will be removed and new 3 inch cinder block partitions built; that ventilation will be obtained by the installation of metal vent ducts to the outer air; that these nine (9) sprinkler heads will be insalled in this space and shall be connected to the existing 3 inch domestic water main, all as per Section 15.38b of the Building Code; that it is also proposed to remove the other wood partitions in the cellar, which partitions form the existing enclosures of the individual storage areas and erect 3 inch cinder block partitions as per plans; that one hour fireproof self-closing doors will be installed to separate two other spaces as per plans; that the boiler room is completely isolated from the storage areas of the cellar; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the order and decision of the Fire Commissioner acting on Order No. 3699-9/Dated April 14, 1960, Objection No. 1 be and it hereby is affirmed and that the application be and it hereby is denied.



# MINUTES

342-60-A

APPLICANT—E. Richard Crino for Abraham Klinghoffer, owner.

SUBJECT—Application May 4, 1960—Appeal from a decision of the Borough Superintendent—re Frame building, increase from one to two families.

PREMISES AFFECTED—2536 Young Avenue, east side, 518 feet south of Allerton Avenue, Block 4470, Lot 22, Borough of The Bronx.

APPEARANCES—

For Applicant: E. Richard Crino.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 27, 1960, on Alt. Applic. 960-59, reads:

"1 Increase of occupancy from one to two families in a frame building with liveable rooms on three floors is contrary to Sect. 4.2.1. and 8.7.2.1."

and

WHEREAS, the applicant states that the building is 22 feet 8 inches by 45 feet in area, 2 stories and attic, 25 feet high, of class 4 construction, located in residence use, D area, class 1 height district, built in 1947, now used and occupied since 1947: basement—1 car garage, boiler, toilet and storage; 1st floor—one family (5 rooms), 4 persons; attic—domestic storage, substantially in accordance with Certificate of Occupancy #4720 issued October 7, 1948, against N.B. Applic. 511-47; that the proposed use and occupancy will be: basement—1 car garage, boiler room and one family, 2 persons; 1st floor—one family (5 rooms) 4 persons; attic—2 rooms; and

WHEREAS, the applicant states that it is proposed to convert the dwelling from one to two families; that the additional 3 room apartment will be formed in the basement; that it is further proposed to construct 2 additional livable rooms in the present attic space, rooms which will be used in conjunction with the apartment on the 1st floor; that the attic rooms were always anticipated by the owner who purchased this house to suit the needs of a growing family; that the class 4 classification of this building is based upon only 10% of frame construction which is located at the gable ends of the attic floor; that the remaining 90% of this dwelling is of masonry construction; that this small percentage of frame construction should not obstruct the full use of this building; that the original dwelling was designed and built with an expansion attic to supplement the two bedroom plan of the first floor; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated April 27, 1960, acting on Alt. Applic. 960-59 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conforms to drawings filed with this appeal dated May 4, 1960, 3 sheets, and that a fire escape be provided from the attic floor to the ground; and that a certificate of occupancy be obtained.

561-60-A

APPLICANT—LeRoy Q. Ferry for Francisco and Jacobus —for The Brooklyn Union Gas Company, owner.

SUBJECT—Application July 21, 1960—Appeal from a decision of the Borough Superintendent re—Windows on lot line (must be protected by fireproof self closing windows).

PREMISES AFFECTED—193-201 Montague Street, north side, 161 feet 2¼ inches west of Fulton Street, and 152-160 Pierrepont Street. Block 244, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: A. J. Wheeler and LeRoy Q. Ferry.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 11, 1960 on N.B. Applic. 2749-59, reads:

"2—Windows on lot line must be protected by f.p.s.c. windows as provided in 10.7 11 of A.C."

and

WHEREAS, the applicant states that the proposed building is 125 feet by 184 feet in area, 14 stories, 170 feet high, of class 1 construction, located in restricted retail use, B area, class 2 height district; that the proposed use and occupancy will be offices with parking in the cellar and a cafeteria on the 5th floor; and

WHEREAS, the applicant states that the Building Department objection refers to openings on the easterly lot line of the building facing Fulton Street; that adjacent to and east of the above plot is to be constructed a fireproof bank building of Class 1 fireproof construction, limited in height to 54 feet forever by Resolution of the Board of Estimate; Indenture; and Agreement between the Brooklyn Savings Bank and The Brooklyn Union Gas Company; that the proposed new office building extends above the adjacent bank building for ten stories; that it is proposed to use granite and metal curtain wall construction on the lot line facing the Civic Center Mall and Fulton Street as that used on the other street frontages; that the curtain wall construction on the easterly lot line will start at the sill of the 5th floor of the proposed building and will continue on to the roof; that the mullions are of stainless steel, the piers of granite and the frames of stainless steel; that window openings on this lot line will be fixed and glazed with ¼ inch polished wire glass for the 1st floor above the main roof of the bank building only and will be center pivoted and glazed with ¼" plate glass for all window openings above this 5th floor; that stainless steel louvered openings are provided on the 14th floor for the intake of air for the air conditioning system which is ten stories above the adjacent bank building; that usual construction on a lot line is to provide a solid masonry wall; that the appearance of this type of construction would not be consistent with the Redevelopment Program of the Brooklyn Civic Center; that the appearance of the building will far better serve the City and the Civic Center if the facade facing the Civic Center Mall and Fulton Street is the same as that facing the other two streets; that the proposed building will be mechanically ventilated throughout all the areas thereof; that the ventilation will conform to Section Chapter 26.226.0 Index for Ventilation of the Administrative Code; that the area supplied by the mechanical ventilation will be cooled in summer and heated in winter; that because of this ventilating system, there is no need for opening these windows; that the windows will only be openable for window cleaning purposes; that the 1st story of windows above the bank will not be openable at all; that to restrict opening of the windows, the latch will be key opening type which use shall be limited to window cleaners; that the window, therefore can be considered fixed or closed for the purposes of the Administrative Code; that in the instant case, by virtue of the deed provisions limiting the height of the adjacent bank building to 54 feet, Appellant's building is insured against having any opening ever existing in an exterior wall within 30 feet of the easterly wall of the Brooklyn Union Gas Company building; that this, coupled with the fireproof roof which will exist in the bank building brings Appellant's building within the intent of C26.649.0; that also, since the air rights have been guaranteed over the bank building forever and the bank building is restricted in height to 54 feet, the exposure of fire being spread from building to building is not greater than if it were one building; that in fact, in several ways the buildings are tied together so that they are in effect one building, and are required to be so designed as one; the Resolution of the Board of Estimate of the City



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New York; that the applicant contends that he is complying with the intent of the law to prevent the spread of fire from building to building and to provide adequate safety to the occupants thereof, and that it would constitute an unnecessary hardship to comply with the Administrative decision of the Borough Superintendent; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated July 11, 1960, acting on N.B. Applic. 2749-59, Objection No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the buildings conform to the drawings filed with this appeal dated July 21, 1960, 5 sheets; and that a certificate of occupancy be obtained.

## 1030-41-A—Vol. II

APPLICANT—Stanley H. Klein for Marwin Realty Corporation, owner.

SUBJECT—Application reopened July 19, 1960 as Volume II—appeal from a decision of the Fire Department—re Sprinklers.

PREMISES AFFECTED—168-50 Jamaica Avenue, south side, 178.14 feet East of 168th Street, Block 10210, Lot 26, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Stanley H. Klein.

For Administration: Lieut. John P. Manfredi Fire Dept.  
ACTION OF BOARD—Laid over to October 11, 1960, at 2 P.M.; applicant to file new drawings; and for inspection and decision; hearing closed.

## 807-59-A

APPLICANT—Robert J. Crinnion, for Benjamin Goldstein, owner; Hudson-Lite Electric Company and Arnold Painting Company, lessees.

SUBJECT—Application December 4, 1959—Appeal from a decision of the Borough Superintendent re—frame building commercial use.

PREMISES AFFECTED—293 East 149th Street, north side, 245 feet east of Morris Avenue, Block 2331, Lot 68, Borough of The Bronx.

### APPEARANCES—

For Applicant: Kenneth H. Koons.

ACTION OF BOARD—Laid over to October 18, 1960, at 2 P.M., for inspection and decision; hearing closed.

## 260-60-A

APPLICANT—John T. Kelleher, Borough Superintendent—Queens.

OWNER OF PREMISES—Berthe W. Sammarco.

SUBJECT—Revocation of Certificate of Occupancy, Q116528 issued June 11, 1957 re—conversion of one family dwelling to two family dwelling, G-1 area district under Calendar Number 288-56-BZ.

PREMISES AFFECTED—86-09 188th Street, east side, 367.93 feet south of McLaughlin Avenue, Block 10503, Lot 74, Hollis, Borough of Queens.

### APPEARANCES—

For Applicant: None.

For Opposition: John F. Fitzsimmons and Berthe W. Sammarco.

For Administration: Eli Skriloff Dept. of Buildings.

ACTION OF BOARD—Laid over to November 15, 1960, at 2 P.M., for further study.

## 306-60-A

APPLICANT—Thomas V. Burke, Boro Supt. Dept. of Buildings.

OWNER OF PREMISES—228-232 West 42nd Street Realty Corp. Huberts Museum, lessee.

SUBJECT—Application April 25, 1960—Revocation of Certificate of Occupancy #31000—re—Alteration #1266 of 1944.

PREMISES AFFECTED—228-232 West 42nd Street,

south side, 350 feet west of 7th Avenue, Block 1013, Lot 46, Borough of Manhattan.

### APPEARANCES—

For Applicant: None.

For Opposition: Philip Freshman, Thomas Bress and Max Schaffer.

For Administration: Alfonso Duarte Dept. of Buildings.

ACTION OF BOARD—Laid over to October 18, 1960, at 2 P.M. for further consideration and decision; hearing closed.

## 366-60-A

APPLICANT—Jack Weiler for William Kaufman, owner; River Brand Rice Mills, Incorporated, lessee.

SUBJECT—Application May 10, 1960—Appeal from a decision of the Fire Commissioner—re permission for smoking.

PREMISES AFFECTED—350 West Fourth Street, West side, from Horatio Street to Gausevoort Street, Block 627, Lot 43, Borough of Manhattan.

### APPEARANCES—

For Applicant: Robert Ackerman.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to October 18, 1960, at 2 P.M., for inspection and decision; hearing closed.

## 377-60-A

APPLICANT—De Rose and Cavalieri for Gabriel Napoli and Laura Napoli, owners.

SUBJECT—Application May 17, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for Variation Section 216 and Section 234 of the Multiple Dwelling Law re—creation of 2 additional cellar apartments,—a new law tenement.

PREMISES AFFECTED—1829 Haight Avenue, west side, 365 feet south of Rhinelander Avenue, Block 4130, Lot 21, Borough of The Bronx.

### APPEARANCES—

For Applicant: George J. Cavalieri.

ACTION OF BOARD—Laid over to October 18, 1960, at 2 P.M., applicant to correct drawing; and for inspection and decision; hearing closed.

## 736-45-BZ—Vol. II

APPLICANT—Peggy Cooney for Skyway Manhattan Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office (previously denied by the Board for gasoline service station, motor vehicle repair shop and subsequently granted for the parking and storage of more than five motor vehicles).

PREMISES AFFECTED—3740 Broadway, northeast corner of West 155th Street, Block 2114, Lot 1, Borough of Manhattan.

### APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 25, 1949 on certain conditions; and

WHEREAS, the resolution was amended on March 22, 1949; and

WHEREAS, the term of variance was extended on March 17, 1959; and

WHEREAS, the applicant requested an amendment of the resolution.



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*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1949, as *amended* through March 17, 1959, only as to the number of approved gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"that there may be a total of twelve (12) 550 gallon approved gasoline storage tanks, as shown on revised plan marked Received 'August 9, 1960,' one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Misc. 1634/60)

## 778-50-BZ

APPLICANT—Gilbert Lazerus for Lake City Estates Inc. and Morris Maran, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 16, 1960—re decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a business building stores, for a term of years.

PREMISES AFFECTED—154-25 to 154-57 Horace Harding Boulevard and 59-51 154th Place, northeast corner, Block 6732, Lot 70, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 15, 1951 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on June 16, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 15, 1951, as *amended* through June 16, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 8335/50)

## 870-50-BZ

APPLICANT—Peggy Cooney for Socony Mobil Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the reconstruction and extension of existing gasoline service station, lubricatorium, car washing, motor vehicle repair shop, office and storage and sale of accessories.

PREMISES AFFECTED—193-02 to 193-14 Horace Harding Boulevard, south side, 469 feet west of Peck Avenue, Block 7117, Lot 189, Borough of Queens.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 27, 1951 on certain conditions; and

WHEREAS, the resolution was *amended* on October 15, 1957; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 27, 1951, as *amended* through October 15, 1957 by adding thereto:

"that the existing parkway type pumps may be replaced with approved modern low type gasoline pumps substantially as shown on revised drawing dated (August 9, 1960,) one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Misc. 1182/60)

## 784-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for J. R. V. Building Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired September 22, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the completion of a partially completed Class 5 building and extend the present uses of manufacturing and storage of cast stone products.

PREMISES AFFECTED—2266-2284 59th Street and 5902-5912 23rd Avenue, southwest corner, Block 6548, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on September 22, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 22, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 3844/53)

## 887-53-BZ—Vol. II

APPLICANT—H. M. Cole for Scandinavian Airline System Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business and residence use district, the increase in height of an existing office building located partly in a residence use district and the re-arrangement of existing off-street parking area curbs which lie within the residence use district.

PREMISES AFFECTED—138-02 Queens Boulevard, southwest corner of Van Wyck Expressway, Block 964, Lot 1, Borough of Queens.

APPEARANCES—

For Applicant: H. M. Cole.

ACTION OF BOARD—Application reopened and resolution amended.



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## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 7, 1960 on certain conditions; and  
WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1960, by adding thereto:

"that in the event the owner desires to omit the penthouse area containing the dining room and kitchen and to place these units within a portion of the sixth floor, such changes may be permitted, substantially as shown on revised drawings dated 'August 2, 1960,' 5 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. 2862/59)

## 916-55-BZ

APPLICANT—Lama, Proskauer and Prober for Mary Marano and Richard Carbisiero, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a residence use D area district, the proposed partial demolition, reconstruction and extension of use of existing restaurant, bar and grill, cabaret, banquet and meeting rooms and one family dwelling on 2nd floor, to restaurant bar and grill, cabaret and banquet and meeting rooms, brides waiting rooms, proposed extension to exceed permitted coverage.

PREMISES AFFECTED—21-01 to 21-13 24th Avenue and 23-83 to 23-91 21st Street, northeast corner, Block 876, Lots 12 and 14, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 18, 1956 on certain conditions; and

WHEREAS, the resolution was last amended on July 29, 1958; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 18, 1956, as *amended* through July 29, 1958, by adding thereto:

"that in the event the owner desires to enlarge the cellar storage space by removing a part of the foundation wall and to enlarge the kitchen on the first floor, and to build an eight foot high painted wooden fence at the north east corner of the plot, such changes may be permitted substantially as shown on revised drawings dated 'August 1, 1960,' six sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt 1640/55)

## 72-56-BZ—Vol. II

APPLICANT—Charles M. Spindler for Volokening, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 7, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7h and

21 of the Zoning Resolution, permitting in a retail and residence use C area district, the erection of a two story extension of the present one story factory building and used as an office building in conjunction with the factory, occupying more than the permitted area and the parking of more than five motor vehicles for employees and patrons.

PREMISES AFFECTED—6702-6706 Third Avenue, west side from 274-284 67th Street to 257-293 Senator Street, Block 5849, Lots 37, 45 and 47, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 7, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provision of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 607/59)

## 61-58-BZ

APPLICANT—Stanley J. Shaftel for Sylvia Kaye, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 16, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a G area district, the erection of a one family dwelling that encroaches on the required setbacks in the front and side yards.

PREMISES AFFECTED—49-04 Hanford Street, west side, 365.83 feet north of 51st Avenue, Block 8167, Lot 92, Douglaston, Borough of Queens.

## APPEARANCES—

For Applicant: Stanley J. Shaftel.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 1, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 16, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1958, as *amended* on June 16, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 125/58)

## 63-58-BZ

APPLICANT—Stanley J. Shaftel for Sylvia Kaye, owner.

SUBJECT—Application for consideration—reopening for



# MINUTES

extension of time to complete which expired June 16, 1960—decision of the Borough Superintendent; previously granted on condition, permitting in a G area district, the erection of a one family dwelling that encroaches on the required set-backs in the front and side yards.

**PREMISES AFFECTED**—48-18 Hanford Street, west side, 440.79 feet north of 51st Avenue, Block 8167, Lot 85, Douglaston, Borough of Queens.

## APPEARANCES—

For Applicant: Stanley J. Shaftel.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 1, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 16, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1958, as *amended* on June 16, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 126/58)

## 168-58-BZ

**APPLICANT**—Lama, Proskauer and Prober for Esther Equities, Inc., owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired September 29, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 21 and 7A of the Zoning Resolution, permitting in a business and residence use D area district, the erection of a two-story building of Class 1 construction to be occupied as a department store and covering more than the permitted area with signs, show windows and business entrance exceeding 3 feet 6 inches in width within 75 feet of a residence use district.

**PREMISES AFFECTED**—2227-2249 Linden Boulevard and 731-767 and 671 Ashford Street, northeast corner; 828-850 Hegeman Avenue; 842-874 Cleveland Street, and 820-826 Cleveland Street, Block 4335, Lots 1, 6, 16, 18, 19, 21, 24, 25, 27, 42, 49, 53 and 56, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 29, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 29, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 29, 1958, as *amended* on September 29, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 110/58)

## 583-59-BZ

**APPLICANT**—Leonard F. Rothkrug and Herbst & Rusciano for Irving London, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the change in occupancy, from a garage for more than five (5) motor vehicles, to storage of lumber, laundry storage and machine shop uses, all for a temporary term of ten (10) years.

**PREMISES AFFECTED**—4748-4756 Bronx Boulevard, southeast corner of East 242nd Street, Block 5103, Lots 37, 41 and 42, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 24, 1960 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 24, 1960, by adding thereto:

"that the maintenance of the machine shop at the south end of the building may be permitted, substantially as shown on revised drawing dated 'June 13, 1960,' one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. 570/59)

## 751-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, Inc., owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7a, 7i and 7A of the Zoning Resolution, permitting in a local retail and residence use district, the reconstruction of an existing gasoline service station with accessory office and to extend the use to include lubrication, car washing, motor vehicle repairs, sales and utility rooms, parking and storage of motor vehicles ground signs with curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—209-06 to 209-18 (209-08 official), 48th Avenue, and 48-01 to 48-11 Oceania Street, southeast corner, Block 7368, Lot 1, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Request to reopen denied.

## THE VOTE—

Affirmative: .....  
Negative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker .....  
Absent: Vice Chairman Kleinert .....

## 1266-25-BZ—Vol. III

**APPLICANT**—James E. Vassalotti for New Jerome Holding Corporation, owner.



# MINUTES

**SUBJECT**—Application for consideration—reopening as Vol. III subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a business use district, the alteration and extension of an accessory building on an existing gasoline service station.  
**PREMISES AFFECTED**—668-672 New Lots Avenue and 622-633 Jerome Street, southwest corner, Block 4307, Lot 22, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened as Vol. III subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Vice Chairman Kleinert ..... 1

## 340-48-BZ—Vol. III

**APPLICANT**—Carl H. Salminen for Frank Amoruso and Thomas Lombardo, owners.

**SUBJECT**—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a retail use district, after demolition of the existing structures, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicle repairs with hand tools only, office, parking and storage of motor vehicles awaiting service and private parking.

**PREMISES AFFECTED**—135-20 35th Avenue and 35-06 Linden Place, southwest corner, Block 4959, Lots 18 and 20, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Robert Shaynak.

**ACTION OF BOARD**—Application reopened as Vol. III subject to the regular procedure, applicant to file new photographs.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Vice Chairman Kleinert..... 1

## 88-55-BZ

**APPLICANT**—Henry Nordheim for Ralph Di Girolamo, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence and retail use district, the use of existing structure at rear of site as a garage and motor vehicle repair shop, for a term of five years.

**PREMISES AFFECTED**—3327 White Plains Road, west side, 246.77 feet north of Rosewood Street, Block 4624, Lot 49, Borough of The Bronx.

## APPEARANCES—

For Applicant: Henry Nordheim.

**ACTION OF BOARD**—Application reopened and set for hearing on November 1, 1960, at 10 A.M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent and two photographs, which

has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Vice Chairman Kleinert ..... 1

## 746-58-BZ

**APPLICANT**—Spencer L. Eddy for Humble Oil & Refining Company, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired May 19, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7e of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, office, salesroom, parking and storage of more than five motor vehicles and minor auto repairs.

**PREMISES AFFECTED**—74-11 Beach Channel Drive, southwest corner of Beach 74th Street, Block 543, Lot 1, Arverne, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph B. Lynch.

**ACTION OF BOARD**—Application reopened and set for hearing on November 1, 1960, at 10 A.M., to consider extension of time to obtain permits and complete the work, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Vice Chairman Kleinert..... 1

## 188-59-BZ—Vol. II

**APPLICANT**—Max Siegel Associates for Turbal Realty Corp., owner.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously withdrawn, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit for a term of at least fifteen years the construction of a gasoline service station with its customary accessory uses, on a site located within a business use district.

**PREMISES AFFECTED**—1-3 Cooper Square and 55 East 4th Street, northeast corner, Block 450, Lot 1, Borough of Manhattan.

## APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Application reopened as Vol. II subject to the regular procedure, with permission to transfer all pertinent papers from Volume I.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Vice Chairman Kleinert ..... 1

Adjourned: 3:30 P.M.

JAMES P. MULROY, *Secretary*.

# CORRECTION

## \*CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on September 13, 1960 as they appeared in Bulletin No. 38, Vol. 45, are hereby corrected to read as follows:

## 380-50-BZ

**APPLICANT**—Levy & Nevins for Reiner Heating Corporation, owner; Tremont Chevrolet Co., Inc., lessee.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which *will expire July 25,*



BOARD OF STANDARDS AND APPEALS  
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## CORRECTION

1965—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a business building for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars including lubrication, greasing and washing.

**PREMISES AFFECTED**—Southeast corner of Bruckner Boulevard and Colgate Avenue, Block 3649, Lot 30, Borough of The Bronx.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application reopened and set for hearing on October 11, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

\*Correction—In the subject portion date of expiration corrected from July 25, 1960 to *July 25, 1965*. All as shown in italics above.

### \* CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on July 26, 1960 as they appeared in Bulletin No. 31, Vol. 45, are hereby corrected to read as follows:

**979-55-BZ**

**APPLICANT**—Joseph B. Lynch for Humble Oil & Refining Company, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and

storage of motor vehicles with a ground sign projecting beyond the building line.

**PREMISES AFFECTED**—206-09 to 206-17 (206-11 official) Hollis Avenue and 109-42 to 109-46 207th Street, *northwest* corner, Block 10913, Lot 26, Hollis, Borough of Queens.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

\* Correction: In the Premises Affected portion shown above the word *northeast* is corrected to read *northwest*, as shown in italics above.

### \* CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on July 26, 1960 as they appeared in Bulletin No. 31, Vol. 45 are hereby corrected to read as follows:

**515-59-BZ**

**APPLICANT**—Esso Standard Division of Humble Oil and Refining Company *lessee*, for Joseph Steinberg, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage room, office and sales, parking of car awaiting service and ground sign, for a stated period of fifteen (15) years.

**PREMISES AFFECTED**—117-03 to 117-11 (117-07 official) New York Boulevard and 163-02 to 163-10 Foc Boulevard, southeast corner, Block 12354, Lots 25, 27 and 29, Jamaica, Borough of Queens.

\* Correction: In the Applicant portion shown above, Esso Standard Division of Humble Oil and Refining Company is corrected to read *lessee*, and the name Joseph Steinberg has been added to correct as owner.



NOV 1 1960

## BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

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No. 42

## DIRECTORY

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## COURT DECISIONS.

Matter of Arthur Foley, et al. vs. Board:—April 19, 1960, the Board granted a variance under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor auto repairs with hand tools only, parking of pleasure motor vehicles awaiting service with show window, signs and curb cut within 75 feet of a residence use district, for a stated term of fifteen (15) years; Calendar Number 180-59-BZ; Premises 1600 Forest Avenue, southeast corner of Pontiac Street, Block 1436, Lot 1, Port Richmond, Borough of Richmond.

At Supreme Court, Mr. Justice Costantino granted the Board's motion to dismiss the petition on the ground that upon the face thereof the same is not within the time specified by section 668e-1.0 of the Administrative Code. Settle order on notice. (N. Y. Law Journal, October 4, 1960, page 17).

Matter of Mogulescu vs. Foley:—On June 1, 1960, the Board granted a variance under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use C area district, the erection of a 17 story multiple dwelling with stores on the first floor extending into the residence portion of the premises with storage in the cellar, the proposed structure exceeds the permitted area coverage; Calendar Number 38-60-BZ; Premises 3-6 Sheridan Square and 2-12 Barrow Street, southwest corner, Block 591, Lots 23, 25, 26, 27, 28, and 31, Borough of Manhattan.

At Supreme Court, Special Term, Part I, Mr. Justice Tilzer granted application for leave to intervene on the consent of petitioner's attorneys, the corporation counsel taking no position. Settle order. (N. Y. Law Journal, September 30, 1960, page 13).

Matter of Satin vs. Board:—On April 5, 1960, the Board granted a variance under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling with less than the required setback on one street front, exceeding the permitted ground area coverage and total floor area, with ingress and egress to garage in the E area district and less than the required parking spaces; Calendar Number 49-60-BZ; Premises 964-996 Ocean Parkway and 507-525 Avenue J, northwest corner, and 4636 Bay Parkway, Block 6518, Lot 59, Borough of Brooklyn.

At Supreme Court, Special Term, Part I, Mr. Justice Brown dismissed the petition as it was presented more than thirty days after the Board's decision was filed. (N. Y. Law Journal, July 1, 1960, page 8).

Matter of Satin et al., ap. (Board of Standards and Appeals of the City of N. Y., res.; 968 Ocean Parkway Realty Corp'n. et al., intervenor-res)—The Appellate Division-Supreme Court, Second Department granted motion to add appeal to the October term calendar. The appeal is ordered to be placed on the calendar for October 14, 1960. (N. Y. Law Journal, October 6, 1960, page 13).

## HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.



# CALENDAR

## DOCKET

*New Cases Filed up to October 11, 1960.*

*Cal. No. Dept. Premises Affected*

**734-60-SM**—Cavity-Lok, Econo-Cavity-Lok, rectangular ties and "Z" Bars, Horizontal Joint Reinforcing and ties for two wythe masonry cavity walls, various models, manufactured by AA Wire Products Company, Material.

**735-60-A**—F.D.—Packaging of inflammable mixture in linear polyethylene containers Mobile Crystal Clear Super Solvent, not in accordance with Administrative Code. F.D. Decision 9-6-60.

**736-60-SM**—Fibercast, (used in piping systems where corrosive substances are involved), manufactured by Fibercast Company, division of Youngstown Sheet and Tube Company, Material.

**737-60-BZ**—B.Q.—126-60 Jamaica Avenue, south side, 120 feet east of 126th Street, Block 9335, Lot 7, Richmond Hill, Borough of Queens, Alt. 1466-60 re—proposed 1 story extension of an existing nonconforming, legal garage and workshop and change of use to storage of incombustible materials and loading and unloading of same in the residence portion of lot, partly business and partly residence use districts.

**738-60-BZ**—B.Q.—60-85 Flushing Avenue, west side, 126.29 feet west of 61st Street, Block 2697, Lot 47, Maspeth, Borough of Queens, Alt. 884-60, re—proposed extension to an existing building exceeds allowable area of coverage; proposed extension to an existing building, now a legal factory in use, for additional factory use, retail and residence use districts.

**739-60-A**—B.R.—149 Nevada Avenue, east side, 1429.83 feet north of Rockland Avenue, Block 952, Lot 255, New Dorp, Borough of Richmond, N.B. 337-60, re—proposed building on lot not fronting on legal city street.

**740-60-A**—B.R.—139 Nevada Avenue, east side, 1289.83 feet north of Rockland Avenue, Block 952, Lot 248, New Dorp, Borough of Richmond, N.B. 336-60, re—proposed building on lot not fronting on legal city street.

**741-60-A**—B.M.—512-516 West End Avenue and 282 West 85th Street, southeast corner, Block 1232, Lot 61, Borough of Manhattan, Alt. 554-60, review of decision of Borough Superintendent re Class B use.

**742-60-A**—B.M.—218 East 18th Street, south side, 248 feet east of 3rd Avenue, Block 898, Lot 46, Borough of Manhattan, Alt. 150-60, re—use of fourth floor; door from stair to the apartment bathroom.

**743-60-BZ**—B.Bx—979 Morris Park Avenue, northeast corner of Radcliff Avenue, Block 4126, Lot 40, Borough of The Bronx, Alt. 552-60, re—use of second floor of building, in retail use district, for manufacturing.

**744-60-A**—B.Bx.—979 Morris Park Avenue, northeast cor-

ner of Radcliff Avenue, Block 4126, Lot 40, Borough of The Bronx, Alt. 552-60, re—egress.

**745-60-SM**—Cantilite Fireproofing Concrete Plank 10'-0", floor and roof construction, manufactured by Concrete Plank Co. Inc., Material.

**746-60-BZ**—B.B.—340-348 DeGraw Street, south side, 100 feet west of Smith Street, Block 421, Lot 25, Borough of Brooklyn, Alt. 2928-60, re—parking and storage of motor vehicles in residence use district.

**747-60-SM**—Sani Porcelain Enamel, for exterior use, manufactured by San Porcelain Enamel Products, Inc., Material.

**748-60-SA**—Ace Uniflow Forced Draft Gas Burner, various models, (gas burner designed to fire boilers), manufactured by Ace Engineering Co., Appliance.

**749-60-SA**—Crusader RRA and Lancer Mark I, Mark II, Gas Water Heaters, manufactured by R. D. Spickler Co. Inc., Appliance.

**750-60-SA**—Tuthill Type "SU", belt-driven pumping units, all sizes and speeds using CGB, CGBK and LK Pump Models, circulating and burner pumping units for fuel oil applications, manufactured by Tuthill Pump Company, Appliance.

**751-60-BZ**—B.R.—1395 New Dorp Plaza (North Railroad Avenue), northwest corner New Dorp Lane, Block 3630, Lot 30, New Dorp, Borough of Richmond, N.B. 1100-60, re—proposed gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and parking for more than five motor vehicles and illuminated free standing sign, partly retail and partly residence use district; also business entrance or exit with a distance of 75 feet from a residence use district.

**752-60-BZ**—B.Q.—138-35 242nd Street, east side, 50.99 feet north of North Conduit Avenue, Block 13257, Lot 13, Rosedale, Borough of Queens, Alt. 2192-59, re—side yards for newly created side lot line, residence use district.

### *Restored to Docket*

**588-53-A—Vol. II**—B.M.—5-17 East 102nd Street, north side, 100 feet east of 5th Avenue, 4th, 5th and 6th floors; Block 1608, Lot 5, Borough of Manhattan, Alt. 920-60, re—extension of factory and storage of combustibles in a building occupied as a storage garage.

**763-53-A—Vol. III**—B.Q.—23-59 127th Street, east side, 50 feet north of 25th Avenue, Block 4231, Lot 9, College Point, Borough of Queens, Alt. 1558-59, re—one story frame extension and frame open porch in rear of building.

**413-49-BZ—Vol. IV**—B.Q.—11920 Merrick Boulevard and 172-01 to 172-17 Victoria Road, northwest corner, Block 12374, Lot 22, St. Albans, Borough of Queens, Alt. 1486-60, re—2-story class 3 extension to an existing building to include additional storage of non-combustibles, new kitchenette and lunch room, etc.; setback; area coverage excessive—local retail and residence use, D and E-1 area districts.



# CALENDAR

**48-53-BZ—Vol. II—B.Q.—64-08** Beach Channel Drive, north side, 43.88 feet west of Beach 64th Street, Block 16038, Lot 70, Arverne, Borough of Queens, Alt. 1640-59, re—construction of a mezzanine in a building in a residence use district.

**932-54-BZ—B.Bx.—1162-1168** Colgate Avenue and 1460 Westchester Avenue, southeast corner, Block 3737, Lot 38, Borough of The Bronx, Amendment to Alt. 947-54, reopened for consideration as to extension of term of variance, re—manufacturing use, residence and retail use districts.

**207-28-BZ—Vol. II—B.R.—2121** Forest Avenue, northeast corner of Harbor Road, Block 1234, Lot tentative 1, Mariner's Harbor, Borough of Richmond, N.B. 543-60, re—gasoline service station, office, auto washing, minor repairs with hand tools only, parking and storage, etc.—retail use district.

**968-54-BZ—B.M.—10** Pitt Street, east side, 125.5 feet north of Grand Street, Block 336, Lot 4, Borough of Manhattan, Alt. 1774-54, reopened for consideration as to extension of term of variance, re—parking and storage of motor vehicles—residence use district.

**223-46-BZ—B.Q.—40-16** 31st Avenue, south side, 25 feet west of 41st Street, Block 678, Lot 44, Long Island City, Borough of Queens, Alt. 964-45, reopened for consideration as to extension of term of variance, re—use of power driven saws—business use district.

**811-26-BZ—Vol. IV—B.Q.—93-02 to 93-14** Atlantic Avenue, southwest corner of Woodhaven Boulevard, Block 9033, Lot 1, Woodhaven, Borough of Queens, Alt. 1229-60, re—extension of use of a gas station, etc.—unrestricted and residence use district.

**242-41-BZ—B.Bx.—2157** Prospect Avenue, west side, 70.38 feet south of East 182nd Street, Block 3097, Lot 39 and easement on Lot 48, Borough of The Bronx, Alt. 594-60, re—one story extensions to existing steam and wet wash laundry; rear yards; additional use of used car sales—business and residence use districts.

**1079-41-BZ—Vol. II—B.Bx.—2410-2418** Prospect Avenue, east side, 100 feet north of East 187th Street, Block 3115, Lot 5, Borough of The Bronx, Alt. 960-60, re—parking lot—residence use district.

**358-51-BZ—B.Bx.—284** East 136th Street, south side, 125 feet east of Lincoln Avenue, Block 2311, Lot 10, Borough of The Bronx, Amendment to Alt. 383-51, reopened for consideration as to extension of term of variance, re—parking and storage of owner's motor vehicles being repaired—residence use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept of Marine and Aviation.

## RULES

Last Publication

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| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Sept. 29, 1960—Vol. 45, No. 39 |
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| Opening Protective Assemblies, Rules for Inspection of .....                                                                                                 | June 25, 1959—Vol. 44, No. 25  |
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| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)                                                               | Aug. 3, 1937—Vol. 22, No. 31   |
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| Structural Alterations Reporting..                                                                                                                           | June 8, 1937—Vol. 22, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                                                                                | June 7, 1932—Vol. 17, No. 23   |
| Zoning Resolution, Rule to Supplement Section 19-A—                                                                                                          | Sept. 3, 1946—Vol. 31, No. 36  |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

OCTOBER 25, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 25, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**352-60-BZ**

**APPLICANT**—Harry Silverman for 23 Cornelia Street Incorporated, owner.

**SUBJECT**—Application April 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing two story building, the change of occupancy from wet wash laundry to store and offices on the first floor and two apartments on the second floor.



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**PREMISES AFFECTED**—23 Cornelia Street, west side, 206 feet 7 inches north of Bleecker Street, Block 590, Lot 42, Borough of Manhattan.

Laid over from September 20, 1960, to October 25, 1960, for hearing at request of applicant for possible change to conforming use.

## 429-49-BZ—Vol. III

**APPLICANT**—Elliott Saltzman for Mildred Robbins, owner.

**SUBJECT**—Application reopened July 12, 1960 as Volume III—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use district in an existing thirteen story multiple dwelling, the erection of an extension to occupy the area of the inner court on every floor above the first story roof.

**PREMISES AFFECTED**—38 Central Park South, southside, 245 feet east of Sixth Avenue, Block 1274, Lot 64, Borough of Manhattan.

Laid over from October 4, 1960, to October 25, 1960, for hearing at request of applicant to conduct negotiation; applicant to submit new drawing.

## 464-60-BZ

**APPLICANT**—Carl H. Salminen for D. B. Hawkins, owner.

**SUBJECT**—Application June 17, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar extension to an existing building extending from the retail use into the residential use portion of the plot to be used as a garage and extension of the present funeral establishment with parking for employees and patrons in the unoccupied area.

**PREMISES AFFECTED**—214-43 39th Avenue and 38-26 to 38-40 215th Street, northwest corner, Block 6240, Lot 39, Bayside, Borough of Queens.

## 67-33-BZ—Vol. IV

**APPLICANT**—Lama, Proskauer and Prober for Salvatore Puma, owner.

**SUBJECT**—Application reopened May 10, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district the reconstruction and extension in area of an existing gasoline service station with the additional uses of lubritorium, minor auto repairs, car washing, storage room, office and sales, ground sign and parking and storage of motor vehicles in open area for a term of fifteen (15) years.

**PREMISES AFFECTED**—1223-1233, (1225 official) East 233rd Street and 3900-3910 Baychester Avenue, northeast corner, and 3901-3909 Dereimer Avenue, Block 4955, Lots 1, 5 and 57, Borough of the Bronx.

## 541-57-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug and Samuel S. Schiffer for Wally and Lillian Nelson, Hilda Folkman, Philip and Gilda Nelson, owners; United Coat, Apron and Linen Supply, lessee.

**SUBJECT**—Application reopened March 29, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7c, 7d and 21 of the Zoning Resolution, to permit in a residence use district, the addition of packing and storage of linen to the public garage and motor vehicle repair shop and office uses, all uses to be for a temporary term of five (5) years.

**PREMISES AFFECTED**—32-62 to 32-68 47th Street, westside, 153 feet, 17 $\frac{1}{8}$  inches, north of 34th Avenue, Block 722, Lots 63, 64, and 65, Astoria, Borough of Queens.

## 461-60-BZ

**APPLICANT**—Harry Silverman for Emma T. Giordano and Raffalo Giordano, Executors and Trustees of Estate of Tommaso Giordano; Shell Oil Company, lessee.

**SUBJECT**—Application June 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs with hand tools, car washing, office, sales and parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—2243-2251 (2245 official) Southern Boulevard, and 800-808 Garden Street, southwest corner, Block 3112, Lot 41, Borough of the Bronx.

## 349-60-BZ

**APPLICANT**—Patrick D. Concagh for Roman Homes, Incorporated, owner.

**SUBJECT**—Application May 6, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of the subject premises for the parking and storage of more than five (5) motor vehicles of the passenger car type for a temporary term of five (5) years.

**PREMISES AFFECTED**—790-798 Garden Street, southside, 90.44 feet west of Southern Boulevard, Block 3112, Lot 38, Borough of the Bronx.

## 379-60-BZ

**APPLICANT**—Leonard F. Rothkrug for New York Lien Corporation, owner.

**SUBJECT**—Application May 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail supermarket with accessory customer and employee parking, all for a temporary term of twenty-five (25) years.

**PREMISES AFFECTED**—1735 Seward Avenue, northwest corner of Rosedale Avenue, Block 3594, Lots 1, 10, 60, Borough of the Bronx.

## 525-60-BZ

**APPLICANT**—Murray L. White and E. J. Cappello, associate for Murray J. Shainis, owner.

**SUBJECT**—Application July 11, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling and two car garage to a two family dwelling and two car garage.

**PREMISES AFFECTED**—157-11 9th Avenue, north side, 100 feet east of 157th Street, Block 4554, Lot 29, White-stone, Borough of Queens.

## 530-60-A

**APPLICANT**—Murray J. White for Murray J. Shainis, owner.

**SUBJECT**—Application July 11, 1960—Appeal from a decision of the Borough Superintendent re—frame dwelling, attic for living purposes.

**PREMISES AFFECTED**—157-11 9th Avenue, north side, 100 feet east of 157th Street, Block 4554, Lot 29, White-stone, Borough of Queens.

## 14-37-BZ—Vol. III

**APPLICANT**—Victor E. Block for Celia T. Benjamin, owner; East Coast Auto Painting, lessee.

**SUBJECT**—Application reopened April 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the continuance of the present uses of non-storage garage for more than ten (10) cars awaiting repairs, body and fender repairs, spraying and use of oxygen and acetylene and the elimination of the uses of automobile showroom and automobile repair shop with the mechanical testing and relining of brakes.

**PREMISES AFFECTED**—1665-1675 Jerome Avenue, westside, 150 feet north of Featherbed Lane, Block 286, Lot 35, Borough of the Bronx.



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## 402-60-BZ

APPLICANT—Leonard F. Rothkrug for Stanton Management, Incorporated, owner; Bomar Builders, Incorporated, lessee.

SUBJECT—Application May 20, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of a retail supermarket, stores and accessory parking and signs for a temporary term of twenty-five (25) years.

PREMISES AFFECTED—2069 Bruckner Boulevard, northwest corner of Olmstead Avenue, Block 3797, Lots 33, 42, 50, 52 and 60, Borough of the Bronx.

## 585-60-BZ

APPLICANT—Lama, Proskauer and Prober for Mesivta Yeshivah, owner.

SUBJECT—Application July 29, 1960—decision of the Borough Superintendent under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles and attendant's shanty for a term of ten (10) years.

PREMISES AFFECTED—341-345 Stone Avenue, east side, 150 feet north of Pitkin Avenue, Block 3709, Lots 3, 4 and 5, Borough of Brooklyn.

## 610-60-BZ

APPLICANT—Paul Friedman for St. Peter's Episcopal Church, owner.

SUBJECT—Application August 11, 1960—decision of Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use and G-1 area district, the alteration and extension of an existing church building, without the required setback from the street building line.

PREMISES AFFECTED—137-44 244th Street, northwest corner of 138th Avenue, Block 13241, Lots 1 & 45, Rosedale, Borough of Queens.

## 385-60-BZ

APPLICANT—Frederick A. Ketcher for Louis Fayne, owner.

SUBJECT—Application May 18, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the pleasure type for a stated term of five (5) years.

PREMISES AFFECTED—65 Audubon Avenue, east side, 30 feet south of West 169th Street, Block 2125, Lots 30 and 31, Borough of Manhattan.

## 408-60-BZ

APPLICANT—Casale and Nowell for Edward D. Stone, owner.

SUBJECT—Application May 20, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use, B area, 1½ height district, the extension of the use of architect's office, previously granted by the board, to include the fifth (5th) floor.

PREMISES AFFECTED—7 East 67th Street, north side, 175 feet east of Fifth Avenue, Block 1382, Lot 8, Borough of Manhattan.

## 409-60-A

APPLICANT—Casale and Nowell for Edward D. Stone, owner.

SUBJECT—Application May 20, 1960—Appeal from a decision of the Borough Superintendent—re Class III Commercial bldg.—stair enclosure, fifth floor.

PREMISES AFFECTED—7 East 67th Street, north side, 175 feet east of Fifth Avenue, Block 1382, Lot 8, Borough of Manhattan.

## 430-60-BZ

APPLICANT—James Whitford, Jr. for Frank DeStasio, owner.

SUBJECT—Application May 24, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story and cellar building for use as a funeral establishment and use of the unbuilt upon portion of the premises for accessory parking.

PREMISES AFFECTED—2819 Hylan Boulevard and 535 Tysens Lane, northwest corner, Block 4256, Lot 34, New Dorp, Borough of Richmond.

## 431-60-A

APPLICANT—James Whitford, Jr. for Frank DeStasio, owner.

SUBJECT—Application May 24, 1960—Filed Pursuant to Section 35 of the General City Law re—curb cuts in bed of mapped street, proposed widening of Tysens Lane.

PREMISES AFFECTED—2819 Hylan Boulevard and 535 Tysens Lane, northwest corner, Block 4256, Lot 34, New Dorp, Borough of Richmond.

## 326-60-BZ

APPLICANT—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

PREMISES AFFECTED—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

Laid over from July 19, 1960, for continued hearing to September 20, 1960, and for inspection; then to Oct. 11, 1960, for continued hearing; applicant to file revised drawing; then to October 25, 1960, for applicant to consult with owner in regard to further revision of drawings.

## 395-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Eleanor M. Howard, owner.

SUBJECT—Application reopened September 20, 1960 as Volume III, subject to regular procedure, for consideration of revised drawings—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the construction and maintenance of a gasoline service station, lubitorium, office, storage, minor auto repairs, parking and storage of more than five (5) motor vehicles, with a business entrance within 75 feet of a residence use district for a term of fifteen (15) years.

PREMISES AFFECTED—1727-1737 Bedford Avenue and 112-122 Sullivan Place, southeast corner, Block 1307, Lot 6, Borough of Brooklyn.

## 356-59-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Anthony Nappi for Ned Kalesh, owner.

SUBJECT—Application reopened September 20, 1960 as Volume II, subject to regular procedure, for consideration of revised drawings—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a retail and residence use, C area district, a one story extension to a building used as a commissary for a catering establishment and the use of the proposed building, as extended, for catering use and commissary with an occupied area in excess of that permitted.

PREMISES AFFECTED—8609-8613 Fort Hamilton Parkway, east side, 67 feet 5 inches south of 86th Street, Block 6053, Lot 14, Borough of Brooklyn.



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## 275-58-BZ—Vol. III

APPLICANT—J. M. Berlinger for Martin Brown and William Turner, owners.

SUBJECT—Application reopened September 20, 1960 as Volume III, subject to regular procedure, for consideration of revised drawings—application previously granted on condition under Section 21 of the Zoning Resolution, permitting in a D area and Class 1 height district, the erection of a multiple dwelling exceeding the permitted height in a Class 1 district within two miles of a designated airport and beyond 100 feet of the wider street (Far Rockaway Boulevard).

PREMISES AFFECTED—1261 Far Rockaway Boulevard, southwest corner of Beach 12th Street, Block 35, Lots 17 and 45, Far Rockaway, Borough of Queens.

## 696-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Singer and Carlton, Inc., owners.

SUBJECT—Application reopened September 27, 1960 for consideration as to extension of time to complete, expired February 25, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a manufacturing and residence use district, the change in occupancy from public garage, previously granted by the Board, to public garage, motor vehicle repair shop, touch up painting and spraying, lubrication, gasoline tanks and pumps, welding, storage of parts and office.

PREMISES AFFECTED—1317-1327 36th Street and 123-139 Louisa Street, northeast corner, Block 5312, Lot 6, Borough of Brooklyn.

## 802-40-BZ—Vol. II

APPLICANT—Doris A. Thompson for George H. Fogarty, owner.

SUBJECT—Application reopened September 27, 1960 for consideration as to extension of term of variance, expired September 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension of existing motor vehicle repair shop.

PREMISES AFFECTED—168-26 to 168-28 Liberty Avenue and 103-01 to 103-07 168th Place, southeast corner, Block 10222, Lots 9 and 10, Jamaica, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 800-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

Hearing closed—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings; then to July 19, 1960, for applicant to file revised drawings and for decision; then to September 20, 1960, for decision at request of applicant to file revised drawings; then to October 25, 1960, for decision at request of applicant to file new drawings.

## 547-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs (hand tools only) and parking and storage of motor vehicles.

PREMISES AFFECTED—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

Hearing closed—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings, showing existing facade remaining; then to July 19, 1960, for revised plans and for decision; then to September 20, 1960, for decision at request of applicant to file revised drawings; then to October 25, 1960, for decision at request of applicant to file new drawings.

## 355-60-BZ

APPLICANT—Albert Melniker for Jessie and James Troiano, owners.

SUBJECT—Application May 10, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story extension to an existing one story store for storage use extending into the residence portion of the premises and the use of the unbuilt upon portion for accessory customer and employee parking.

PREMISES AFFECTED—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.

Hearing closed—Laid over from September 27, 1960, to October 25, 1960, for further inspection and decision; applicant to file drawing indicating lay-out of proposed City parking lot.

## 356-60-A

APPLICANT—Albert Melniker for Jessie and James Troiano, owners.

SUBJECT—Application May 10, 1960—Filed pursuant to Section 35, article 3 of the General City Law re opening in bed of mapped street, proposed widening of Jacques Avenue and a decision of the Borough Superintendent re accessory parking spaces.

PREMISES AFFECTED—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.

## 532-44-BZ—Vol. II

APPLICANT—Pasquale P. Caiazza for Rose Cali, Frank Schettino and Mildred Schettino, owners.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of term of variance, expired February 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted.

PREMISES AFFECTED—42-44 Brighton Street, west side 464 feet south of Amboy Road, Block 7900, Lot 37, Totenville, Borough of Richmond.

Hearing closed—Laid over from July 26, 1960, to September 27, 1960, for inspection and decision as to extension of term of variance; then October 25, 1960 for inspection and decision; applicant to file new photograph of the building, from the rear, and revised drawings to show



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entire plot, correction of defective construction in the building and paving and planting proposed.

## 654-59-BZ

APPLICANT—Kingsway Delicatessen and Lunch Incorporated, lessee for Joseph Fennelly, owner.

SUBJECT—Application October 9, 1959—decision of the Borough Superintendent, under Sections 7a, 7c and 21 of the Zoning Resolution, to permit in a business and residence use C area district, the extension of the first floor of an existing building, extending the present business use into the residence portion of the plot, occupying more than the permitted area coverage with a business exit in the residence use district.

PREMISES AFFECTED—1906 Kings Highway, southside, 40 feet east of East 19th Street, Block 6782, Lot 70, Borough of Brooklyn.

Hearing closed.—Laid over from September 13, 1960, for hearing, to October 11, 1960, at the request of applicant; then to October 25, 1960, for decision; applicant to submit copy of easement.

## 799-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Antofam Realty Corporation, owner.

SUBJECT—Application reopened June 1, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage room, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—764-776 4th Avenue and 187-195 26th Street, northwest corner, Block 654, Lot 34, Borough of Brooklyn.

Hearing closed.—Laid over from October 11, 1960, to October 25, 1960, for inspection and decision.

## 378-60-BZ

APPLICANT—John J. Tricarico for Seidmatt Realty Corporation, owner.

SUBJECT—Application May 17, 1960—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories, minor auto repairs and parking and storage of more than five (5) motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—676-684 (680 official) Castle Hill Avenue and 2200-2208 Seward Avenue, southeast corner, Block 3575, Lots 32 and 33, Borough of The Bronx.

Hearing closed.—Laid over from October 11, 1960, to October 25, 1960, for inspection and decision.

## 207-60-BZ

APPLICANT—Henry C. Brucker for Salvatore and Claudine Brienzo, owners.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of an existing one family house into a two family house.

PREMISES AFFECTED—225-23 112th Avenue, north side, 209.46 feet west of 227th Street, Block 11209, Lot 30, Queens Village, Borough of Queens.

Hearing closed.—Laid over from October 11, 1960, to October 25, 1960, for inspection and decision.

## 359-60-BZ

APPLICANT—Lama, Proskauer and Prober for E. H. E. Properties Company, owner.

SUBJECT—Application May 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning

Resolution, to permit in a business use D area district, the erection of a one story extension to the present one story factory building and exceeding the area coverage.

PREMISES AFFECTED—9301-9311 Ditmas Avenue and 751-759 East 93rd Street, northeast corner, Block 8111, Lot 9, Borough of Brooklyn.

Laid over from October 11, 1960, to October 25, 1960, for inspection and decision.

## 2049-17-BZ—Vol. II

APPLICANT—Albert Melniker for Freemore Holding Corporation, owner; S. I. Oil Company, lessee.

SUBJECT—Application reopened July 19, 1960 as Volume II—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station and public garage the removal of two buildings to provide safer ingress and egress, to relocate the curb cuts and install a new pump island.

PREMISES AFFECTED—153 Victory Boulevard and 10 Brook Street, northwest corner, Block 23, Lot 5, Tompkinsville, Borough of Richmond.

Hearing closed.—Laid over from October 11, 1960 to October 25, 1960, for re-inspection and decision; applicant to submit new drawings.

## 151-60-BZ

APPLICANT—Jacob Lubroth and Son for J and M Rizzi Realty Corporation, owner; Foxie and Mike's Service Station, Incorporated, lessee.

SUBJECT—Application February 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the extension in use of the present gasoline service station to include motor vehicle repairs with hand tools only in an existing building presently used as a two car garage.

PREMISES AFFECTED—506-510 Sheepshead Bay Road, south side, 106 feet, 9¾ inches east of West 5th Street, Block 7280, Lot 15, Borough of Brooklyn.

Hearing closed.—Laid over from September 27, 1960, to October 11, 1960, for continued hearing; applicant to submit new drawings showing entire plot; then to October 25, 1960 for inspection and decision.

## 898-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Giamboi Brothers Incorporated, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use D area district, the construction of a one story extension on the rear of building No. 1 and a one story building of Class 3 construction in the residence use portion of the plot without the required rear yard and exceeding the permitted area coverage for use of storage of plastering equipment and plastering material and storage of five (5) owners trucks in conjunction with the two present buildings on the same plot now used for office, storage of building materials, loading and unloading and storage of employees and customers cars which in the aggregate constitute garage units for more than five (5) motor vehicles.

PREMISES AFFECTED—2502-2508 Coney Island Avenue, (rear building) west side, 100.36 feet south of Avenue V, Block 7159, Lots 120 and 197, Borough of Brooklyn.

Hearing closed.—Laid over from September 27, 1960, to October 11, 1960, for inspection and decision; applicant to check dimensions showing use limits; then to October 25, 1960, for decision; applicant to submit revised drawings.

MAX H. FOLEY, *Chairman.*



# CALENDAR

OCTOBER 25, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, October 25, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**446-60-A**

APPLICANT—Abraham Grossman for Ulmer Estates Incorporated, owner.  
SUBJECT—Application June 10, 1960—filed pursuant to Multiple Dwelling Law 310 for variation of Section 177, subdivision 3 and Section 34, subdivision 6 of the Multiple Dwelling Law, re—use of cellar front as 3 room class A apartment.  
PREMISES AFFECTED—29 West 12th Street, north side, 300 feet west of Fifth Avenue, Block 576, Lot 55, Borough of Manhattan.

**469-60-A**

APPLICANT—Schaefer and Atkin for Palmerino Cotrone, owner.  
SUBJECT—Application June 21, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re—apartments in cellar, etc.  
PREMISES AFFECTED—2750 Hone Avenue, east side, 450.16 feet north of Allerton Avenue, Block 4519, Lot 18, Borough of The Bronx.

**198-60-A**

APPLICANT—Phoenix Lighting Fixture Company, Incorporated for Bush Terminal Bldgs. Company; Phoenix Lighting Fixture Co., Inc., lessee.  
SUBJECT—Application March 16, 1960—Appeal from a decision of the Fire Commissioner re—installation of a Ransburg #2 Process Electro-Spray Painting System, Building #20.  
PREMISES AFFECTED—167 41st Street, northwest corner of Second Avenue, Block 711, Lot 20, Borough of Brooklyn.

**399-60-A**

APPLICANT—Olvany, Eisner and Donnelly for Carnival Spraying Company, Incorporated, sub-lessee; 144-152 Associates, owner; 144 Holding Corporation, lessee.  
SUBJECT—Application May 24, 1960—Appeal from a decision of the Fire Commissioner re—Spray Painting System.  
PREMISES AFFECTED—144 West 27th Street, south side, 232.4 feet east of 7th Avenue, Block 802, Lot 67, Borough of Manhattan.

MAX FOLEY, *Chairman*.

NOVEMBER 1, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, November 1, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**426-58-SM**

APPLICANT—General Electric Company, owner—wall covering.

**629-59-SM**

APPLICANT—Johns-Manville Sales Corp., owner—asbestos fireproofing 3 hour fire rating.

**676-59-SA**

APPLICANT—The Trane Company, owner—oil-fired furnace.

**18-60-SA**

APPLICANT—Holyoke Heater Corporation, owner—gas range.

**29-60-SA**

APPLICANT—The Venodo Company, owner—vending machine.

**79-60-SM**

APPLICANT—The Kawneer Company, owner—veneering material.

**133-60-SM**

APPLICANT—The Vermiculite Industrial Corp., owner—V.I.C. Brand Vermiculite.

**134-60-SM**

APPLICANT—Coralux Perlite Corp., owner—Schundler vermiculite.

**280-60-SA**

APPLICANT—Bethlehem Apparatus Company, Inc., owner—oxygen burner.

**332-60-SA**

APPLICANT—White Products Corporation, owner—gas-fired water heater.

**439-60-SM**

APPLICANT—Owens-Corning Fiberglas Corp., owner—suspended ceiling and diffusion system.

**445-60-SM**

APPLICANT—Mastro Plastics Corp., owner—interior veneer.

**248-56-SA**

APPLICANT—Wayne Pump Company, owner—amendment of resolution, additional models, gasoline pumps.

**74-59-SM**

APPLICANT—American Vulcathene Div. of The Nalge Company, Inc., owner—pipe fittings for use in acid waste system.

MAX H. FOLEY, *Chairman*.

NOVEMBER 9, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning*, November 9, 1960, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**346-60-BZ**

APPLICANT—Lama, Proskauer and Prober for Seymour J. Koff, owner.

SUBJECT—Application May 5, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station, rearrangement of pump islands and extend the uses to include car washing, minor auto repairs, office sales, utility room and parking and storage of motor vehicles.

PREMISES AFFECTED—211-221 Tapscott Street and 14-24 Dumont Avenue, southeast corner, Block 3565, Lot 30, Borough of Brooklyn.

**392-60-BZ**

APPLICANT—Harry Soled for Lily LoVerdi, owner.

SUBJECT—Application May 19, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit on a plot partly in a retail use district and partly in a residence use district and being partly in a "D" area district and partly in a D-1 area, the erection of a one story masonry storage building and the extension of the present use of the storage and sale of concrete blocks and other building material from the retail use portion into the residence use portion of the plot, said proposed new building having less than the required setback and side yard.



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**PREMISES AFFECTED**—7810 Flatlands Avenue, south side, 40 feet west of East 79th Street, Block 8015, Lot 48, Borough of Brooklyn.

## 428-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Lesjac Realty Corporation, owner.

**SUBJECT**—Application June 1, 1960—decision of the Borough Superintendent, under Sections 7e and 7f of the Zoning Resolution, to permit in a business use district, the demolition of an existing gas station and car wash and the erection of an automatic car wash with accessory gasoline pumps and tanks, all for a temporary term of fifteen (15) years.

**PREMISES AFFECTED**—1800 Southern Boulevard, east side, 170 feet north of Boston Road, Block 2984, Lot 7, Borough of the Bronx.

## 419-60-BZ

**APPLICANT**—Robert Gottlieb for Marvin Harrow, owner.

**SUBJECT**—Application May 5, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the one story brick and frame building into the residence use portion of the plot for storage of lumber, trim and similar building material and extend the parking and storage of motor vehicles into the residence portion of the site.

**PREMISES AFFECTED**—75-85 West Tremont Avenue, west side, 186.87 feet south of Kingsland Place, Block 2869, Lots 41, 43 and 45, Borough of The Bronx.

## 347-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

**SUBJECT**—Application May 5, 1960—decision of the Borough Superintendent, under Sections 21 and 19B (d) of the Zoning Resolution, to permit in a G-1 area district, the erection of a multiple dwelling occupying more than the permitted area, floor ratio area in excess of area permitted, with less than the required setback from the street line, less than the required outer court and less than the required parking spaces.

**PREMISES AFFECTED**—118-20 to 118-34 (118-24 official) 83rd Avenue, and 83-02 to 83-08 Abingdon Road, southwest corner, Block 3329, Lot 11, Kew Gardens, Borough of Queens.

## 429-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Vincent Scognamiglio, owner.

**SUBJECT**—Application June 1, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, "D" area district, the demolition of an existing gasoline service station and store and the erection and maintenance of an auto repair shop with accessory business sign, welding and transmission repairs and parking occupying more than the permitted area and without the required rear yard, all for a temporary term of fifteen (15) years.

**PREMISES AFFECTED**—2653-2661 Cropsey Avenue, north side, 25 feet east of Bay 44th Street, Block 6912, Lot 6, Borough of Brooklyn.

## 876-52-BZ—Vol. II

**APPLICANT**—Saul Goldsmith for 29 Clay Street Corporation, owner.

**SUBJECT**—Application reopened June 14, 1960 as Volume II—decision of the Borough Superintendent, under Sections 21 and 7c of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension to an existing factory building extending into the residence use portion of the plot exceeding the permitted area coverage and to be used entirely for warehouse purposes.

**PREMISES AFFECTED**—71-08 51st Avenue and 51-01 to 51-11 71st Street, southeast corner and 51-02 to 51-10

72nd Street, Block 2460, Lots 7 and 9, Winfield, Borough of Queens.

## 979-24-BZ—Vol. III

**APPLICANT**—Gustave Goldman for Chris Vamakatis, owner.

**SUBJECT**—Application reopened March 8, 1960 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension at the rear of 6918 4th Avenue for use as a check room as an accessory to the present restaurant.

**PREMISES AFFECTED**—6914-6920 4th Avenue, northwest corner of Ovington Avenue, Block 5872, Lots 47, 48, 49 and 50, Borough of Brooklyn.

## 442-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Palisades Apts. Incorporated, owner.

**SUBJECT**—Application June 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an "E" area district, the erection of a multiple dwelling exceeding the allowable floor area.

**PREMISES AFFECTED**—2520-2540 (2530 official) Independence Avenue, south side, 160.14 feet east of Palisade Avenue, 2400-2450 Palisade Avenue and 2401-2441 Bradley Terrace, Block 3407, Lots 2, 212, 220, Borough of The Bronx.

## 1714-18-BZ—Vol. II

**APPLICANT**—Reginald S. Hardy for 3825 Broadway Corporation, owner.

**SUBJECT**—Application reopened May 24, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7b, 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, in an existing building formerly occupied as theatre and stores, previously granted by the Board, the change in occupancy of the theatre portion to retail supermarket with business entrance and show windows within 75 feet of a residence use district.

**PREMISES AFFECTED**—3821-3839 Broadway, west side, from Fort Washington Avenue to West 160th Street, Block 2137, Lots 1, 7, 9, and 10, Borough of Manhattan.

## 731-60-A

**APPLICANT**—Reginald S. Hardy for 3825 Broadway Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

**SUBJECT**—Application September 28, 1960—Appeal from a decision of the Borough Superintendent—re marquee.

**PREMISES AFFECTED**—3821, 3825, 3835, 3839 Broadway, west side, from Fort Washington Avenue to West 160th Street, Block 2137, Lots 1, 7, 9, and 10, Borough of Manhattan.

## 424-60-BZ

**APPLICANT**—Maurice G. Usan for Moraine Construction Company, Incorporated, owner.

**SUBJECT**—Application May 27, 1960—decision of the Borough Superintendent under Section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the maintenance of a one family dwelling that encroaches on the required 15 foot setback from the street line.

**PREMISES AFFECTED**—82 Holly Street, west side, 420 feet south of Sparkhill Avenue, Block 848, Lot 641, Concord, Staten Island, Borough of Richmond, Section 4.

## 932-54-BZ

**APPLICANT**—Henry Nordheim for Jacob Tutnauer, owner.

**SUBJECT**—Application reopened October 11, 1960 for consideration as to extension of term of variance, expired September 27, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in the retail use district portion of lot located in a residence and retail use



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district, the change in occupancy of one store to manufacturing use.  
**PREMISES AFFECTED**—1162-1168 Colgate Avenue and 1460 Westchester Avenue, southeast corner, Block 3737, Lot 38, Borough of The Bronx.

## 968-54-BZ

**APPLICANT**—Joseph Platzker for Storage Realty Co. Inc., owner.  
**SUBJECT**—Application reopened October 11, 1960 for consideration as to extension of term of variance, expired July 6, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles.  
**PREMISES AFFECTED**—10 Pitt Street, east side, 125.5 feet north of Grand Street, Block 336, Lot 4, Borough of Manhattan.

## 223-46-BZ

**APPLICANT**—Raymond J. Irrera for Ralph Intindoli, owner.  
**SUBJECT**—Application reopened October 11, 1960 for consideration as to extension of term of variance, expired September 20, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district, the use of power driven saws.  
**PREMISES AFFECTED**—40-16 31st Avenue, south side, 25 feet west of 41st Street, Block 678, Lot 44, Long Island City, Borough of Queens.

## 358-51-BZ

**APPLICANT**—Kozinn, Krasner and Kozinn for Heiss and Wegmann, Inc., owner.  
**SUBJECT**—Application reopened October 11, 1960 for consideration as to extension of term of variance, expired September 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of owner's motor vehicles being repaired.  
**PREMISES AFFECTED**—284 East 136th Street, south side, 125 feet east of Lincoln Avenue, Block 2311, Lot 10, Borough of The Bronx.

MAX H. FOLEY, *Chairman.*

## NOVEMBER 9, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon*, November 9, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 240-60-A

**APPLICANT**—Philip Freshman for Estorbrook Electric Corporation, owner.  
**SUBJECT**—Application March 31, 1960—Appeal from a decision of the Borough Superintendent—re enclosed stairs.  
**PREMISES AFFECTED**—156-160 Flushing Avenue, south side, 82 feet, 8½ inches east of Vanderbilt Avenue, Block 1872, Lot 26, Borough of Brooklyn.

## 519-60-A

**APPLICANT**—Halperin Natanson Shivitz Scholer and Steingut for Forty Fifth Street Associates, owner; 45 West 45th Street Corporation, lessee.  
**SUBJECT**—Application July 8, 1960—Appeal from a decision of the Borough Superintendent—re Violation issued—re C. O. 7656.  
**PREMISES AFFECTED**—41-47 West 45th Street, north side, 363 feet 9 inches east of Avenue of the Americas, Block 1261, Lot 16, Borough of Manhattan.

## 596-60-A

**APPLICANT**—Albert Melniker for David Steinberg and Sons and Harry Steinberg, owners.  
**SUBJECT**—Application August 5, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Dora Street.  
**PREMISES AFFECTED**—35 Dora Street, north side, 325.11 feet west of Woolley Avenue, Block 472, Lot 72, Westerleigh, Borough of Richmond.

## 597-60-A

**APPLICANT**—Albert Melniker for David Steinberg and Sons and Harry Steinberg, owners.  
**SUBJECT**—Application August 5, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Dora Street.  
**PREMISES AFFECTED**—43 Dora Street, north side, 86.34 feet east of Crystal Avenue, Block 472, Lot 76, Westerleigh, Borough of Richmond.

## 598-60-A

**APPLICANT**—Albert Melniker for David Steinberg and Sons and Harry Steinberg, owners.  
**SUBJECT**—Application August 5, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Dora Street.  
**PREMISES AFFECTED**—15 Dora Street, north side, 139.11 feet west of Woolley Avenue, Block 472, Lot 64, Westerleigh, Borough of Richmond.

## 599-60-A

**APPLICANT**—Albert Melniker for Joseph Esposito, owner.  
**SUBJECT**—Application August 5, 1960—Appeal from a decision of the Borough Superintendent re—swimming pool.  
**PREMISES AFFECTED**—215 Naughton Avenue, north side, 84.38 feet east of Husson Street, Block 3549, Lot 122, Grant City, Borough of Richmond.

## 627-60-A

**APPLICANT**—Crinnion and Crinnion for M. J. P. Corporation, owner.  
**SUBJECT**—Application August 17, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation Section 34 subdivision 6 of the Multiple Dwelling Law re—cellar apartment-yard.  
**PREMISES AFFECTED**—12 East 213th Street, south side, 50.02 feet west of DeKalb Avenue and 100.03 feet east of Jerome Avenue, Block 3329, Lot 56, Borough of the Bronx.

MAX H. FOLEY, *Chairman.*

# MINUTES

## REGULAR MEETING

TUESDAY MORNING OCTOBER 11, 1960, 10 A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon September 27, 1960 were approved as printed in the Bulletin of October 6, 1960, Vol. 45, No. 40.

## 2049-17-BZ—Vol. II

**APPLICANT**—Albert Melniker for Freemore Holding



# MINUTES

Corporation, owner: S. I. Oil Company, lessee.

**SUBJECT**—Application reopened July 19, 1960 as Volume II—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station and public garage, the removal of two buildings to provide safer ingress and egress and to relocate the curb cuts and install a new pump island.

**PREMISES AFFECTED**—153 Victory Boulevard and 10 Brook Street, northwest corner, Block 23, Lot 5, Tompkinsville, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

**ACTION OF BOARD**—Laid over to October 25, 1960, at 10 A.M. for re-inspection and decision; applicant to submit new drawings; hearing closed.

## 799-28-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Antofam Realty Corporation, owner.

**SUBJECT**—Application reopened June 1, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, storage room, office, sales and parking and storage of motor vehicles for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—764-776 4th Avenue and 187-195 26th Street, northwest corner, Block 654, Lot 34, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama and Louis L. Rosenberg.

For Opposition: Richard Rodin, Zasu L. Conte, Paul Dimola, Alfonso Napolitano and Stanley J. Han.

**ACTION OF BOARD**—Laid over to October 25, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 992-38-BZ—Vol. II

**APPLICANT**—Paul Friedman for Sidney Esikoff and Theodore Tannor, owners.

**SUBJECT**—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, auto safety inspection station and parking and storage of motor vehicles, with ground sign, all for a stated term of twenty (20) years.

**PREMISES AFFECTED**—2800-2824 Bruckner Boulevard, southside, from Swinton Avenue to Quincy Avenue, Block 5534, Lot 1, Borough of The Bronx.

## APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: David Krause.

**ACTION OF BOARD**—Laid over to April 18, 1961, at 10 A.M. to await future development of area and for decision; hearing closed.

## 654-59-BZ

**APPLICANT**—Kingsway Delicatessen and Lunch Incorporated for Joseph Fennelly, owner; Kingsway Delicatessen and Lunch Incorporated, lessee.

**SUBJECT**—Application October 9, 1959—decision of the Borough Superintendent, under Sections 7a, 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district, the extension of the first floor of an existing building, extending the present business use into the residence use portion of the plot and occupying more than the permitted area coverage with a business exit in the residence use district.

**PREMISES AFFECTED**—1906 Kings Highway, south side, 40 feet east of East 19th Street, Block 6782, Lot 70, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Joseph Fennelly, Jr.

For Opposition: Lewis J. Rappaport and Benjamin Goodman.

**ACTION OF BOARD**—Laid over to October 25, 1960, at 10 A.M. for decision; applicant to submit copy of easement; hearing closed.

## 846-59-BZ

**APPLICANT**—Herman Kron for L. B. Oil Company Incorporated, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the present uses to include car wash, auto repairs, sale of accessories and used cars, ground sign and parking and storage of more than 5 motor vehicles.

**PREMISES AFFECTED**—32-54 Highland Boulevard, 1731-1741 Bushwick Avenue, northeast corner of Gillen Place, Block 3481, Lots 16 and 7, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Herman Kron.

For Opposition: Frank Walter and Raymond E. Stryjewski.

**ACTION OF BOARD**—Laid over for continued hearing to November 15, 1960, at 10 A.M. and for inspection and decision; applicant to send out new twenty day notices.

## 898-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Giamboi Brothers Incorporated, owner.

**SUBJECT**—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use D area district, the construction of a one story extension on the rear of building No. 1 and a one story building of Class 3 construction in the residence use portion of the plot without the required rear yard and exceeding the permitted area coverage for use of storage of plastering equipment and plastering material and storage of five (5) owners trucks in conjunction with the two present buildings on the same plot now used for office, storage of building materials, loading and unloading and storage of employees and customers cars which in the aggregate constitute garage units for more than five (5) motor vehicles.

**PREMISES AFFECTED**—2502-2508 Coney Island Avenue, (rear building) west side, 100.36 feet south of Avenue V, Block 7159, Lots 120 and 197, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to October 25, 1960, at 10 A.M. for decision; applicant to submit revised drawings; hearing previously closed.

## 103-60-BZ

**APPLICANT**—Herman Kron for Marine Theatre Holding Company, owner.

**SUBJECT**—Application February 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of additional stores which exceeds the permitted area coverage.

**PREMISES AFFECTED**—3149-3173 (3171 official) Whitney Avenue and 2259-2271 Plumb 1st Street, northeast corner, Block 7527, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

**ACTION OF BOARD**—Laid over to November 15, 1960, at 10 A.M. for hearing; applicant to send out new twenty day notices.



# MINUTES

## 104-60-BZ

APPLICANT—Joseph Schafran for Grace Battaglini and Angela Mondello, owners.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of the service building of an existing gasoline service station and extend the uses to include minor auto repairs.

PREMISES AFFECTED—1672 Castle Hill Avenue, southeast corner of Parker Street, Block 3990, Lots 48 and 50, Borough of the Bronx.

### APPEARANCES—

For Applicant: Joseph Schafran.

For Opposition: None.

ACTION OF BOARD—Laid over to October 18, 1960, at 10 A.M. for decision; applicant to submit revised drawing; hearing closed.

## 151-60-BZ

APPLICANT—Jacob Lubroth and Son for J and M Rizzi Realty Corporation, owner; Foxie and Mike's Service Station, Incorporated, lessee.

SUBJECT—Application February 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the extension in use of the present gasoline service station to include motor vehicle repairs with hand tools only in an existing building presently used as a two car garage.

PREMISES AFFECTED—506-510 Sheepshead Bay Road, south side, 106 feet 9¾ inches east of West 5th Street, Block 7280, Lot 15, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Nathan Lubroth.

For Opposition: None.

ACTION OF BOARD—Laid over to October 25, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 207-60-BZ

APPLICANT—Henry C. Brucker for Salvatore and Claudine Brienza, owners.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of an existing one family house into a two family house.

PREMISES AFFECTED—225-23 112th Avenue, north side, 209.46 feet west of 227th Street, Block 11209, Lot 30, Queens Village, Borough of Queens.

### APPEARANCES—

For Applicant: Henry C. Brucker, Salvatore and Claudine Brienza.

For Opposition: None.

ACTION OF BOARD—Laid over to October 25, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 326-60-BZ

APPLICANT—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

PREMISES AFFECTED—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Louis Moser, Sal J. Scuderi, Mary Anderson, Betty Lamarra, Mrs. Charles Koehler and Murray Bikles.

ACTION OF BOARD—Laid over for continued hearing, to October 25, 1960, at 10 A.M.; applicant to consult with owner in regard to further revision of drawings.

## 359-60-BZ

APPLICANT—Lama, Proskauer and Prober for E. H. E. Properties Company, owner.

SUBJECT—Application May 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use, D area district, the erection of a one story extension to the present one story factory building and exceeding the area coverage.

PREMISES AFFECTED—9301-9311 Ditmas Avenue and 751-759 East 93rd Street, northeast corner, Block 8111, Lot 9, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama and Jacob Gold.

For Opposition: None.

ACTION OF BOARD—Laid over to October 25, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 378-60-BZ

APPLICANT—John J. Tricarico for Seidmatt Realty Corporation, owner.

SUBJECT—Application May 17, 1960—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories, minor auto repairs and parking and storage of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—676-684 (680 official) Castle Hill Avenue and 2200-2208 Seward Avenue, southeast corner, Block 3575, Lots 32 and 33, Borough of the Bronx.

### APPEARANCES—

For Applicant: John Tricarico.

For Opposition: Anne Paulsen, Anna Maikish, Mary A. Macchia, Annie Winkelhof, John Sidoti and Katalleen Sullivan.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to October 25, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 313-60-BZ

APPLICANT—Gabriel Nathan for Manuel and Selma Greenberg, owners.

SUBJECT—Application April 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Borough of Queens.

### APPEARANCES—

For Applicant: Manuel Greenberg.

For Opposition: None.

ACTION OF BOARD—Application withdrawn without prejudice at the request of the applicant.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 314-60-A

APPLICANT—Gabriel Nathan for Manuel and Selma Greenberg, owners.

SUBJECT—Application April 27, 1960—appeal from a decision of the Borough Superintendent re—ceiling height.

PREMISES AFFECTED—817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Borough of Queens.



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## APPEARANCES—

For Applicant: Manuel Greenberg.

**ACTION OF BOARD**—Appeal withdrawn, without prejudice, at the request of the applicant in conjunction with Cal. No. 313-60-BZ.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 542-60-BZ

**APPLICANT**—James J. Lyons and John J. Lynch for Catholic Charities of Archdiocese of New York: owner under Contract, McCann-Erickson.

**SUBJECT**—Application July 15, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of an existing six (6) story building as an executive office building for advertising personnel with private dining facilities.

**PREMISES AFFECTED**—17 East 80th Street, north side, 120 feet west of Madison Avenue, Block 1492, Lot 11, Borough of Manhattan.

## APPEARANCES—

For Applicant: James J. Lyons, Jr.

For Opposition: None.

**ACTION OF BOARD**—Application withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 543-60-A

**APPLICANT**—James J. Lyons and John J. Lynch for Catholic Charities of Archdiocese of New York: owner under Contract McCann-Erickson.

**SUBJECT**—Application July 15, 1960—appeal from a decision of the Borough Superintendent—re-egress, stairs, windows, live load, hood and vent for kitchen range.

**PREMISES AFFECTED**—17 East 80th Street, north side, 120 feet west of Madison Avenue, Block 1492, Lot 11, Borough of Manhattan.

## APPEARANCES—

For Applicant: James J. Lyons, Jr.

**ACTION OF BOARD**—Appeal withdrawn at the request of the applicant in conjunction with Cal. No. 542-60-BZ.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 380-50-BZ

**APPLICANT**—Levy and Nevins for Colgate Realty Corp., owner; Tremont Chevrolet Co. Inc., lessee.

**SUBJECT**—Application reopened September 13, 1960 for consideration as to extension of term of variance, expires July 25, 1965—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a business building, for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubrication, greasing and washing.

**PREMISES AFFECTED**—1470 Bruckner Boulevard, south side, from Colgate Avenue to Evergreen Avenue, Block 3649, Lot 30, Borough of The Bronx.

## APPEARANCES—

For Applicant: Saul Nevins.

For Opposition: None.

**ACTION OF BOARD**—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on July 25, 1950, as amended January 25, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation on July 25, 1965; and

WHEREAS, this application was reopened on September 13, 1960 and set for hearing on October 11, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 11, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated September 2, 1960 acting on N.B. Applic. No. 515-50, reads:

"1. Proposed use (of premises and) of the building to be erected on this lot, which is in a (Retail Use District and) a residence use district, for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubrication, greasing and washing, incidental to the conduct of a franchised automobile agency is contrary to Art. II Sect. 3 & Sect. 4-A of the Zoning Resol."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1950 as amended through January 25, 1955, only as to the term of variance, so that as amended it shall read:

"granted for a term of fifteen (15) years from the date of this amended resolution, to permit .....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 164-52-BZ—Vol. II

**APPLICANT**—Anthony Carrello, owner.

**SUBJECT**—Application reopened February 9, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing store building for use as a coin operated laundramat.

**PREMISES AFFECTED**—158-24 Brinkerhoff Avenue, southwest corner of 159th Street, Block 12162, Lot 34, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Anthony Carrello and Sam Rice.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1960 after due notice by publication in the Bulletin; laid over to October 11, 1960 for inspection and decision; applicant to submit photographs showing site (photos 1, 2, 3 and 4 missing); and

WHEREAS, the decision of the Borough Superintendent, dated January 4, 1960 acting on Alt. Applic. No. 2600-59, reads:

"1. Proposed extension of existing business use in residence use district is contrary to the decision of the Board, Cal. 164-52-BZ and is contrary to Article II Section 3 of the Zoning Resolution and is referred back to the Board for reconsideration."

and



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WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit in a residence use district, the erection of a one story extension to an existing store building for use as a coin operated retail laundry, for a term of fifteen (15) years, on condition that the work shall be done in accordance with the drawings filed with this application dated January 4, 1960, 2 sheets and July 13, 1960, 4 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 95-55-BZ

APPLICANT—Gustave Mueller for A and C Equities, Inc., owner.

SUBJECT—Application reopened September 13, 1960 for consideration as to extension of term of variance, expires October 25, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7a and 7h of the Zoning Resolution, permitting in a residence use district, a public garage for ten cars and permitting the parking of ten cars at the rear of plot.

PREMISES AFFECTED—450-456 East 34th Street, west side, 72 feet north of Beverly Road, Block 4918, Lot 27, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Gustave Mueller.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on October 25, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance which will expire by time limitation on October 25, 1960; and

WHEREAS, this application was reopened on September 13, 1960 and set for hearing on October 11, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 11, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated May 26, 1960 acting on Alt. Applic. No. 5032-53, reads:

"1. Amendment filed for denial to refer to Board of Standards & Appeals for extension of term of variance to the resolution under Cal. #95-55-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 25, 1955 only as to the term of the variance, so that as *amended* it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 837-59-BZ

APPLICANT—Leonard W. Rothkrug for Iroquois Homes, Incorporated, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application December 10, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the

Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, with hand tools only, lubritorium, non-automatic car washing, office sales, signs and parking of customers cars awaiting service, all for a temporary term of 15 years.

PREMISES AFFECTED—834 Burke Avenue and 3044 Matthew Avenue, southeast corner, Block 4573, Lots 25 and 28, Borough of the Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Anthony Provenzano.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; laid over to May 24, 1960 for inspection and decision; hearing closed; then laid over to June 7, 1960 at the request of the applicant, when application was taken off Calendar—date to be set; applicant to obtain new decision from Building Department; and

WHEREAS, a public hearing was held on this application on September 27, 1960 after due notice by publication in the Bulletin; laid over to October 11, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 23, 1959 as amended by decision dated June 6, 1960 acting on N.B. Applic. No. 1564-59, reads:

"1. In a retail use district the proposed "Gasoline service sta., minor auto repairs (hand tools only), car washing (non-automatic), signs, office, sales, lubritorium, parking awaiting service" is contrary to Section 4-A Zoning Resolution and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and i of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Application 1564-59, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 153-60-BZ

APPLICANT—Lama, Proskauer and Prober for Rosenberg Realty Company, owner.

SUBJECT—Application February 24, 1960—decision of the Borough Superintendent, under Section 19 A (J) of the Zoning Resolution to permit the erection and use of the required loading berths with less than the required height.

PREMISES AFFECTED—198-210 16th Street, south side, 220 feet 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama and Louis L. Rosenberg.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1960 after due notice by publication in the Bulletin; laid over to October 11, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,



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dated February 15, 1960 acting on Alt. Applic. No. 3147-59, reads:

"3. Height of loading berth inadequate for a required loading berth and must comply with Art. IV Section 19A subsect. h of the Zoning Resolution. Note: Premises was subject to Board of Standards and Appeals variance under Cal. No. 458-25-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19, Subdivision A(J) of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 19-A(J), to permit the erection and use of the required loading berth with less than the required height, *on condition* that the work shall be done in accordance with drawings filed with this application dated February 24, 1960, 7 sheets, with the exception that the 20 foot center curb cut on 16th Street shall be removed; that the 33 foot west curb cut on 16th Street shall be reduced to 20 feet; that there shall be no loading or unloading on the sidewalk; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 154-60-A

APPLICANT—Lama, Proskauer and Prober for Rosenberg Realty Company, owner.

SUBJECT—Application February 24, 1960—appeal from a decision of the Borough Superintendent—re Class III Construction, egress.

PREMISES AFFECTED—198-210 16th Street, south side, 220 feet 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Louis L. Rosenberg.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION:

WHEREAS, the decision of the Borough Superintendent, dated February 15, 1960 on Alt. Applic. 3147-59, reads:

"1. Area of building exceeds the tabular limitations for a Class III structure as required by Section 4.2.1. of the Administrative Building Code.

2. Provide 2 means of egress from the second floor as required by Section 6.1.2.2.3 of the Administrative Bldg. Code."

and

WHEREAS, the applicant states that the building is 144 feet by 100 feet in area, 2 stories, 28 feet 4 inches high, of class 1 construction, located in business use, C area, class 1 height district, built in 1926, now used and occupied since 1959; cellar—boiler room; 1st floor—carpet storage, shipping, receiving, sewing and office, 17 persons; 2nd floor—carpet storage, 2 persons; contrary to Certificate of Occupancy No. 40340; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that it is proposed under his application to permit the present uses of the building; that the present uses are permitted in a business use district; that the present building is 2 stories high and has an area of 14,400 square feet; that the permitted area for commercial building of Class III construction is 10,000 square feet; that the building exceeds the allowable area as prescribed under Section 4.2.1 B.C. by 4,400 square feet; that the building is of fireproof construction except for the roof and is now provided with a standpipe system; that

the 2nd floor ceiling is covered with metal; that the 2nd floor is now provided with a fire escape leading to the street by a sliding drop ladder and to the roof by a stationary gooseneck ladder; that the 2nd floor is also provided with a 15 foot wide ramp leading directly to the street; that said ramp has a 17.45% pitch; that in view of the fact that the 2nd floor will only be used for carpet storage and will never have more than 2 persons employed on this floor, it is deemed the exits are sufficient; that all uses and conditions are further stated in Cal. No. 153-60-BZ; and

WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, dated February 15, 1960, acting on Alt. Applic. 3147-59, Objection Nos. 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall be a counterbalanced stair at the bottom of the fire escape; that the ramp to the second floor shall be kept unobstructed; that all the requirements under Cal. No. 153-60-BZ shall be complied with; and that a certificate of occupancy shall be obtained.

## 217-60-BZ

APPLICANT—Vincent DeVenoge, Esq. for Vincent De Venoge and Noemie DeVenoge, owners.

SUBJECT—Application March 23, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district the construction of an extension to the rear of the present one family dwelling occupying more than the permitted area coverage.

PREMISES AFFECTED—86-14 Palermo Street, west side, 52.39 feet south of Nero Avenue, Block 10516, Lot 9, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Harry C. de Venoge, Esq.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1960 after due notice by publication in the Bulletin; laid over to October 11, 1960 for inspection and decision; hearing closed; applicant to file letter as to amount of excess coverage; and

WHEREAS, the decision of the Borough Superintendent, dated February 23, 1960 acting on Alt. Applic. No. 2912-59, reads:

"1. The proposed extension encroaches within the req'd rear yard in a G-1 district and is contrary to Art. 4, Sec. 16c and Sec. 16-C(d) of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a G-1 area district, the construction of an extension to the rear of the present one family dwelling occupying more than the permitted area coverage, *on condition* that it will conform to drawings filed with this application dated March 23, 1960, 10 sheets, and June 29, 1960, one sheet; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.



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## 270-60-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Varsam Realty Corporation, owner; North American Printing Corporation, lessee.

SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of an extension to a printing plant to occupy more than the permitted area all for a temporary term of twenty (20) years.

PREMISES AFFECTED—3243 Ampere Avenue, northeast corner of Research Avenue, Block 5416, Lot 111, Borough of the Bronx.

### APPEARANCES—

For Applicant: L. F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 13, 1960 after due notice by publication in the Bulletin; laid over to October 4, 1960 for inspection and continued hearing at request of applicant; applicant to submit new statement and revised drawing; then to October 11, 1960 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated March 31, 1960 acting on Alt. Applic. No. 122-58, reads:

"1. Proposal to extend an existing bldg. located in a Local Retail Use District and occupied as a printing plant (as app'd under C.O. 14055), and proposal to use such extension for loading and unloading berth and office use constitutes an extension of a non-conforming use (mfg.) and is contrary to Art. II Sect. 6 (a) and and 4-c of the Zon. Resol.

2. Proposal to add the extension (having office use) to a bldg. on a corner lot, within a D area district, to occupy more than 70% of the area of the lot is contrary to Art. IV Sect. 14 (c) of the Zon. Resol."

and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 21, to permit in a local retail use, D area district, the erection of an extension to a printing plant to occupy more than the permitted area, *on condition* that the work shall be done in accordance with drawings filed with this application dated April 12, 1960, 1 sheet and June 23, 1960 11 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained within the requirements of Section 22A of the Zoning Resolution.

## 367-60-BZ

APPLICANT—Bloom-Zeveloff and Robert Gottlieb for Triax Corporation, owner, R.M.C. Associates, lessee.

SUBJECT—Application May 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, for a term of fifteen years, the extension of a present legal office in basement into a new rear 2 story extension and

change occupancy of the first floor apartments to business office.

PREMISES AFFECTED—238 East 75th Street, south side, 150 feet west of Second Avenue, Block 1429, Lot 31, Borough of Manhattan.

### APPEARANCES—

For Applicant: Robert Gottlieb and Leo L. Zeveloff.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1960, after due notice by publication in the Bulletin; laid over to October 11, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 12, 1960, acting on Alt. Applic. 583-60, reads:

"A3—Proposed extension of business use in the basement story and the change of use to business at the 1st story with an additional extension at the 1st story for business use is contrary to Article 2 Section 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit in a residence use district, for a period of fifteen (15) years, the extension of the present storage space in the basement into a new rear 2 story extension and to change occupancy of the 1st floor apartments to business use, *on condition* that the work shall be done in accordance with drawings filed with this application dated May 12, 1960, 7 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained within the requirements of Section 22A of the Zoning Resolution.

## 370-60-BZ

APPLICANT—Dominick Salvati and Son for N. Y. Polyclinic School and Hospital, owner; Duke Parking Corporation, lessee.

SUBJECT—Application May 5, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, after demolishing the existing buildings, the maintenance of the vacant land as a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—359-361 West 50th Street, north side, 125 feet east of 9th Avenue, Block 1041, Lots 7 and 7½, Borough of Manhattan.

### APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1960, after due notice by publication in the Bulletin; laid over to October 11, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent



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dated April 14, 1960, acting on Alt. Applic. 564-1960, and superseded by the decision of the Borough Superintendent, dated June 22, 1960, reads:

"Parking for more than five motor vehicles in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a period of ten (10) years, to permit in a residence use district, after demolishing the existing buildings, the maintenance of the vacant land as a parking lot for the parking and storage of more than five motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated May 5, 1960, 4 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained within the requirements of Section 22A of the Zoning Resolution.

## 371-60-BZ

APPLICANT—Goldwater and Flynn for Dara Equities, Incorporated, owner.

SUBJECT—Application May 13, 1960—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one and two story building for use as a supermarket, five stores, a bowling alley and open air parking.

PREMISES AFFECTED—71-28 to 71-40 Kissena Boulevard, northwest corner of 72nd Road, Block 6698, Lot 12, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: L. R. Colman and S. Rosenblum.

For Opposition: John P. McGrath and David Minkin.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper and Commissioner Becker ..... 3

Negative: Chairman Foley and Commissioner Fox ... 2

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 20, 1960 for inspection and decision; briefs may be filed by both sides; then to September 27, 1960 for inspection by all members of the Board; then to October 11, 1960 for further consideration and decision; and

WHEREAS, the decision of the Borough Superintendent, dated April 20, 1960 acting on N.B. Applic. No. 155-60, reads:

"1. The use of the premises on a lot zoned partly residence and partly Local Retail as stores, supermarket, bowling alleys and open parking in the Residence portion is contrary to Art. II Sec. 3 Zoning Resolution.

2. The use of the premises on a lot zoned partly Residence and partly Local Retail as bowling alleys in the Local Retail portion is contrary to Art. II Sec. 4-c Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the Board has received an additional statement from the attorneys for the objector and also a statement from the applicant; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a local retail and residence use district, the erection of a one and two story building for use as stores, bowling alleys and open air parking, *on condition* that the work shall be done in accordance with drawings filed with this application dated May 13, 1960, 5 sheets and June 14, 1960, 2 sheets, with the exception that where the supermarket space is shown, this space shall be occupied by stores similar in size to the four stores shown at the south end of the building; that the signs shown on the front of the building shall be changed to small store signs instead of a supermarket or shopping center sign; and that the bowling alleys shall be permitted for a term of twenty years under Section 7e; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 12:10 P.M.

JAMES P. MULROY, *Secretary*.

## REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 11, 1960, 2 P. M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

## 246-60-SA

APPLICANT—Lindy Heaters Inc., Lindy Vigilante Oil Preheater, approval of.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

246-60-SA—Lindy Heaters, Inc., Bronx, New York, filed for approval of the appliance known as the Lindy "Vigilante" Oil Preheater, ROP and SOP Series, under the provisions of the Oil Burner Rules of the Board.

USE: Fuel oil preheaters designed to prevent oil from entering the boiler water.

DESCRIPTION: The Lindy "Vigilante" Oil Preheater is a tube within a tube heat exchanger encased in a steel shell. The oil flows through the inner tubes of the heat exchanger while the boiler water or steam fills the shell and surrounds the outer tubing. The annular space between the tubes and a rear chamber on the shell are filled to the proper level with a non-combustible intermediate heat transfer solution and sealed at the factory. Should an oil leak occur in a tube, the oil would flow through the annular space to the rear chamber where it would ascend to a glass faced indicator replacing the heat transfer solution therein and visibly indicate an oil leak. The heater may be installed either above or below the water line.

The heater is designed to the ASME Code and the ROP design allows for the entire tube bundle to be removed for repair or replacement without disturbing the boiler water or steam connections to the shell. This will necessitate draining off the heat transfer solution which is later returned through the indicator opening to the proper fill level.

The SOP type has a non-removable tube bundle and differs from the ROP only at the hold down plate which is actually



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part of the rear flange and is therefore permanently fixed to the shell.

## DESIGN SPECIFICATIONS

|                                                   |                                       |
|---------------------------------------------------|---------------------------------------|
| Shell 6", 8" and 10"                              | Schedule 40 seamless steel pipe       |
| Chamber                                           | Cast semi-steel                       |
| Tube sheets and flanges                           | $\frac{1}{2}$ " thick                 |
| Oil tubes                                         | $\frac{5}{8}$ " OD 19 BWG copper tube |
| Outer tubes                                       | $\frac{3}{4}$ " OD 18 BWG copper tube |
| Design pressure 100 psig; test pressure 200 psig. |                                       |

INSPECTION AND TEST: All data submitted was examined by Ass't. Engr. G. F. Shlenarik.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as the Lindy "Vigilante" Oil Preheater ROP and SOP Series, for use in New York City under the provisions of the Oil Burner Rules of the Board provided that each preheater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 246-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 1030-41-A—Vol. II

APPLICANT—Stanley H. Klein for Marwin Realty Corporation, owner.

SUBJECT—Application reopened July 19, 1960 as Volume II—appeal from a decision of the Fire Department—re Sprinklers.

PREMISES AFFECTED—168-50 Jamaica Avenue, south-side, 178.14 feet East of 168th Street, Block 10210, Lot 26, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Stanley H. Klein.

For Administration: John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated May 18, 1960 on Order No. 3619-9 reads:

"Provide approved sprinkler system thruout building as per Cal. No. 1030-41-A."

and

WHEREAS, the applicant states that the building is 29.60 feet by 186.10 feet in area, 3 stories, 35 feet high, of class 3 construction, located in business and residence use, B and C areas, class  $1\frac{1}{2}$  height district, built in 1927, now used and occupied since 1950: cellar—boiler room and storage; 1st floor—sales, display and storage, 3 persons; 2nd and 3rd floors—sales and display, 2 persons each floor; substantially in accordance with Certificate of Occupancy #Q67711 issued October 23, 1950 against Alt. Applic. 1821-50; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the present owner purchased the building in 1949; that in 1947 an alteration was made to this building during which the new exits to the street were installed and rear steel fire stairs were erected; that new Certificate of Occupancy was issued in 1947 and 1950, the latest of which is attached; that there was no sprinkler required by the Building Department and there was no manufacturing listed for the 3rd floor occupancy; that at the present time this building is owner-occupied as a retail furniture store; that there is no manufacturing in the

building; that there is a sprinkler system throughout the entire cellar area and a fire alarm system throughout the building; that the fact that there is no longer any manufacturing in the building it is respectfully requested that the order of the Fire Department requiring an approved sprinkler system throughout the building be rescinded; and

WHEREAS, the premises was inspected by a representative of the Fire Commissioner, who reported favorably to the Board.

Resolved, that the decision of the Fire Commissioner, dated May 18, 1960, acting on Order No. 3619-9, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the present occupancy be maintained; that there be one  $2\frac{1}{2}$ -gallon soda-acid fire extinguisher on each of the cellar, first, second and third floors; that the fireproof self-closing door to the stair in the cellar be replaced and that it swing into the stair; also on condition that the building conform to drawings filed with this appeal dated June 8, 1960, one sheet, and October 6, 1960, one sheet; and that the non-automatic sprinkler system in the cellar and the thermostatic fire alarm system throughout the building be maintained.

## 119-60-A

APPLICANT—Andrew Di Camillo for Pascor Realty Corporation, owner.

SUBJECT—Application February 11, 1960—appeal from a decision of the Borough Superintendent, re Exits and Conveyor from first to third floors.

PREMISES AFFECTED—452 West 19th Street, south-side, 100 feet east of 10th Avenue, Block 716, Lot 64, Borough of Manhattan.

## APPEARANCES—

For Applicant: Andrew Di Camillo.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 14, 1960 on Alt. Applic. 825-58, reads:

"1—Exits must comply with #270, Labor Law.

2—Conveyor and other floor openings from 1st to 3rd floor must be enclosed as required by #270 (6) Labor Law."

and

WHEREAS, the applicant states that the building is 50 feet by 88 feet in area, 5 stories, 68 feet high, of class 3 construction, located in unrestricted use, A area, class 2 height district, built in 1891, now used and occupied since 1933; cellar—storage; 1st floor—receiving, shipping, sorting and baling, 4 persons; 2nd floor—office, storage and baling, 4 persons; 3rd floor—sorting and baling, 1 person; 4th and 5th floors—storage paper and rags; that the proposed use and occupancy will be: cellar—storage; 1st floor—receiving, shipping, sorting and baling, 5 persons; 2nd floor—sorting, baling and office, 7 persons; 3rd floor—sorting and baling, 8 persons; 4th and 5th floors—storage, 5 persons each floor; (all one tenant); and

WHEREAS, the applicant states that the entire building is provided with a sprinkler system connected to a central station; that the building is provided with two means of egress; that an interior fire retarded enclosed stairway leading directly to street and a present fire escape at front; that all public halls are provided with a counter balanced stair at the termination of said fire escape; that to construct an additional interior stair would be a severe hardship; that there is a freight elevator opposite present stair at the front of the building; that the building will be used for sorting, baling and storage; that no manufacturing will be performed in the premises; that the number of persons occupying each floor is very small in comparison to floor area:



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|             |                    |                 |
|-------------|--------------------|-----------------|
| 1st floor — | 1 person for every | 800 square feet |
| 2nd " 1 "   | " " "              | 600 square feet |
| 3rd " 1 "   | " " "              | 500 square feet |
| 4th " 1 "   | " " "              | 800 square feet |
| 5th " 1 "   | " " "              | 800 square feet |

that the enclosure of the conveyor from 1st to 3rd floor, would render the operation of this type of business useless; that at the present time there are openings on all floors with the exception of the 5th floor; that it is proposed to close the opening from the 1st floor to cellar and from the 3rd floor to the 4th floor; that in addition, the conveyor will be enclosed on the 3rd floor with fire retarded partitions and a fireproof door; that this will result with only one (1) opening between intervening floors; that in addition to the openings for the conveyor there are 5 openings approximately 3 feet by 3 feet each between the 1st and 2nd floors; that three of these openings are metal chutes and 2 are floor openings; that said metal chutes receive rags and paper from the 3rd floor and 2nd floor, and in turn feed same to balers and press on the 1st floor; that the other 2 openings are floor openings and will be provided with one hour fireproof self-closing doors and fusible link; that the 3rd floor has 2 floor openings, which feed paper and rags to the 2nd floor and thence to the 1st floor; that these openings on the 3rd floor will be provided with one hour fireproof doors and fusible links; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 825-58, Objections No. 1 and 2, dated January 14, 1960, and that the appeal be and it hereby is granted, on condition that the work be done in accordance with drawings filed with this appeal dated February 11, 1960, 2 sheets, and October 7, 1960, 4 sheets; that all laws, rules and regulations applicable be complied with; and that a certificate of occupancy be obtained.

## 353-60-A

APPLICANT—William S. Shary for New York City Mission Society, owner.

SUBJECT—Application May 10, 1960—appeal from a decision of the Borough Superintendent—re bulkhead to roof and fire-retarding of public hall partitions.

PREMISES AFFECTED—348 Convent Avenue, west side, 79 feet south of West 145th Street, Block 2059, Lot 48, Borough of Manhattan.

### APPEARANCES—

For Applicant: William S. Shary and George S. Vyverberg.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 26, 1960 on Alt. Applic. 1936-59, reads:

"1. Reconsideration is requested to omit new bulkhead to roof and fire-retarding of public hall partitions. New f.p.s.c. doors to be omitted.

Proposed omission contrary to C26-292.0 A.C. (See original obj. #1 dated 1/14/60)."

and

WHEREAS, the applicant states that the building is 20 feet by 50 feet in area, 3 stories and basement, 43 feet high, of class 3 construction, located in retail use, B area, class 1½ height district, built in 1886, now used and occupied since 1946: cellar—boiler room and storage; basement—kitchen, lining room and laundry, 10 persons; 1st floor—conference room, committee room and receptionist's office, 35 persons;

2nd floor—offices, 4 persons; 3rd floor—offices, caretaker's bedroom and store room, 4 persons; that the legal use in accordance with Certificate of Occupancy #31264, issued October 8, 1945, against Alt. Applic. 695-45 is: that the proposed use and occupancy will be the same as existing; and

WHEREAS, the applicant states that in 1945, that the upper floors were occupied as furnished rooms; that since that time, due to increased activities the upper floors were taken over and used as offices; that Alt. Applic. 1936-59 was filed and approved to legalize this extended use; that approval was obtained on the basis of fire-retarding public hall partitions, installed fire-proof doors on each floor, and installing new stair to the roof in a new bulkhead; that due to increasing need for facilities in this neighborhood, the Mission Society has decided that the present building will soon be too small for their needs; that if the building is disposed of, it will probably revert to residential use for which the above work would not be required; that it has been decided to search for other property for the erection of a new building; that the applicant requests permission be granted for the existing occupancy for a period of five (5) years; that public halls are sprinklered and all doors to public halls are self-closing; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated April 25, 1960, acting on Alt. App. 1936-59, Objection No. One be and it hereby is modified and that the appeal be and it hereby is granted, for a term of five years, on condition that the building conform to drawings filed with this appeal dated May 10, 1960, four sheets; and that all other laws, rules and regulations applicable shall be complied with.

## 364-60-A

APPLICANT—Daniel Laitin for ARC Building Corporation, owner; Field Brothers, Incorporated, lessee.

SUBJECT—Application May 9, 1960—appeal from a decision of the Borough Superintendent—re Egress between stores.

PREMISES AFFECTED—1102-1114 Kings Highway and 2051-2059 Coney Island Avenue, southeast corner, Block 6794, Lot 78, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Daniel Laitin.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox, Commissioner Sleeper and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 26, 1960 on Alt. Applic. 3716-60, reads:

"1. Provide 3 hour doors between stores and violates Sect. 10.4.1.2b B.C."

and

WHEREAS, the applicant states that the building is 108 feet 8 inches by 210 feet in area, 2 stories, 23 feet high, of class 3 construction, located in business use, C area, class 1¼ height district, built in 1917, now used and occupied since January 13, 1947: cellar—boiler room, sales storage and bushelling room, 25 persons; 1st floor—stores, 12 persons; 2nd floor—office and showroom, 30 persons, substantially in accordance with Certificate of Occupancy #159576, issued February 28, 1958 against Alt. Applic. 291-57; that the proposed use and occupancy will be: cellar—boiler room, sales storage and bushelling room, 25 persons; 1st floor—stores, 160 persons; 2nd floor—office and showroom, 30 persons; and

WHEREAS, the applicant states that this appeal is filed in behalf of one of the store tenants, who conduct a retail clothing and haberdashery business for men on the store



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floor with a showroom and office on the 2nd floor, and sales room and bushelling room in the cellar; that in the natural course of growth of a successful operation, they expanded their store by leasing a former automobile showroom in the same building, facing on Coney Island Avenue, thereby forming an "L" shaped store; that in order to connect both stores into an integrated merchandising unit, a 12 inch brick wall was removed between the two stores; that this increases the tabular area allowable, without a continuous fire wall to 18,000 square feet for the entire property; that two limited 80 square feet openings with rolling shutter doors, is required by Section 10.4.1.2b B.C., between the two stores would exercise a hardship on the continuous merchandising of the store operation; that towards overcoming this difficulty, it is proposed to remove the brick wall between the two stores for a width of 22 feet and install sprinklers 4 feet on center each side of the opening, thereby concentrating 10 sprinkler heads at the new opening; that the fire wall remains for the balance of 67 feet as shown on plans; that although this building actually faces on two streets with a total 1st floor area of 18,000 square feet, the numerous intermediate exits in Field Brothers Store are equivalent to a 3 street building; that the allowable area for a Class 3, non-fireproof building is 17,500 square feet on three streets and 14,500 square feet on two streets; that Field Brothers store is 10,099 square feet divided by a 3 hour fire wall with protected openings and a deluge system along a 22 feet opening thereby dividing the store into two areas—5937 square feet and 4162 square feet; that the owner's area on Kings Highway is separated from adjacent stores with a 1-hour partition and protected openings; that the owner's area on Coney Island Avenue is separated from adjacent stores with a 3-hour partition and protected openings; that the section of the store facing Kings Highway has two independent and remote means of egress; that the section facing Coney Island Avenue has two independent and remote means of egress; that all other stores in this building with 75 occupants have two remote means of egress; that in carrying through their alteration, the owner cut into their own store to preserve and implement the secondary means of egress for the other stores and the cellar; that the new secondary exit leads directly to Coney Island Avenue; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated April 26, 1960, acting on Alt. App. 3716-60, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal dated May 9, 1960, 10 sheets, with the exception that the space occupied by Field Brothers, Inc. in the cellar, and on the first floor and second floor be sprinklered throughout; that the deluge system be omitted in the opening between the store sections; that there be a one-hour partition around the stair at the Kings Highway end of the building from the second floor level to the roof; that all other laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy be obtained.

## 380-60-A

APPLICANT—P. Feiner and Sons, Incorporated for 522 West 45th Street Corporation, owner.

SUBJECT—Application May 16, 1960, Originally filed April 7, 1960—Appeal from a decision of the Fire Commissioner—re Smoking permit.

PREMISES AFFECTED—522 West 45th Street, south side, 250 feet west of 10th Avenue, Block 1073, Lot 46, Borough of Manhattan.

## APPEARANCES—

For Applicant: Irwin S. Feiner and E. V. Hourigan.

For Administration: John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated March 30, 1960, reads:

"You will please be advised that smoking is prohibited in all factories in the City of New York."

and

WHEREAS, the applicant states that the building is 100 feet by 100 feet 4 inches in area, 1 story and mezzanine, of class 3 construction, located in unrestricted use, B, area, class 1½ height district, built in 1940, now used and occupied since 1940: 1st floor—factory, 2nd floor—office, 20-30 persons; substantially in accordance with Certificate of Occupancy #26410 issued August 1, 1940 against N.B. Applic. 170-39; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the mezzanine is 25 feet 8 inches by 100 feet in area, located near the street line of the building; that the exits from the mezzanine consist of two remote 4 foot wide steel stairs leading to West 45th Street, enclosed in fire retarded partitions; that this mezzanine is used as an office and drafting room by 30 persons; that P. Feiner and Sons Sheet Metal fabrication are the sole occupants of the entire building; that there are no known fire hazards present; that fire extinguishers are readily available; that through constant surveillance all safety rules have been followed in the past; that all safety measures have been employed to prevent any hazard developing; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Fire Commissioner, dated March 30, 1960, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that fire extinguishers be placed on the premises as the Fire Commissioner may direct; and that smoking on the premises shall be limited to the mezzanine area only.

## 405-60-A

APPLICANT—Peerless Pump for New York Central R.R., owner of land; Union Carbide, owner of building; New York & Harlem R.R., lessee; Union Carbide, sub-lessee.

SUBJECT—Application May 20, 1960—Appeal from a decision of the Fire Commissioner re—standpipe fire pumps.

PREMISES AFFECTED—270 Park Avenue, west side, from East 47th Street to East 48th Street, 43 East 47th Street, 28-42 East 48th Street and 401-409 Madison Avenue (entire block), Block 1283, Lots 21, 30 and 34, Borough of Manhattan.

## APPEARANCES—

For Applicant: Perry F. McDole.

For Administration: John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated May 3, 1960, reads:

"Under Section 1383.0, Chapter 26 of the Administrative Code the pumps in tandem cannot be accepted by this department and our violation must be complied with."

and

WHEREAS, the applicant states that the building is 154 feet 8 inches by 364 feet 6 inches in area, 52 stories, 707 feet 8 inches high, of class 1 construction, located in restricted



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retail use, B area, class 2 height district, now under construction, to be used and occupied as an office building; and

WHEREAS, the applicant states that the standpipe system is equipped with Peerless Pumps, Model 5TUTF-16 and consists of a total of four pumps, each group of two pumps performs as one individual unit; that the units are driven by one 300 HP, 1800 RPM, double extended motor; that the first unit takes suction from the city pressure and develops half of the required head, then discharges through cross-over pipe into the suction of the second pump in this series application, which develops the other half of the head then discharges into the standpipe system; that the main objection to our units was this series operation; that this objection was due to the fact that such an arrangement had never before been seen by the Fire Department; that the Fire Department objects to the maximum discharge of 375# which appears to exceed the UL listing of our equipment; that however, this is not exactly the case; that the maximum Underwriter's listing for this unit at 750 GMP is 304# net head, which can be found on page 65 of the current UL listing of fire protection equipment; that this again, is listed at a net head, or the amount of head the unit will develop excluding suction pressure; that each unit develops only half of the 375# or 187# for each pump, which is well under the maximum listed head; that to the best of the applicant's knowledge there is no written standard that limits the suction pressure of a system, and since the units are of such heavy duty construction and will easily withstand the total pressure developed I can see no reason why this series system can not be approved; that this system was field tested by the Fire Department Inspector on January 27, 1960 and was found to be entirely satisfactory; that this particular installation was designed by Syska & Hennessey, consulting engineers of New York City; that the installation was made by Jarcho Brothers Inc., contractors; that the pumps were designed for ten step starting to place 50# at the roof, through the standpipe system, but from actual testing only eight of the available ten steps were utilized because of the volume and pressure received under actual conditions; that in other words, there are available two extra steps of speed control to obtain more pressure, if required; that the pumps under actual flow conditions were very quiet which indicated laminar flow through the cross-over piping between one pump and the next; that the installation itself is attractive to the eye with the pumps and motor painted of a deep red; that pressure gauges are located on outlet and inlet connections of the pumping units so that readings can be taken of the pressure developed by each pump; that for general arrangement, the pumping units straddle the motor driver, i.e., the motor has a double extended shaft and is placed between the two pumps connected by means of Falk flexible couplings.

Resolved, that the decision of the Fire Commissioner, dated May 3, 1960, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the pumps and connections conform to drawings filed with this appeal dated May 20, 1960, one sheet, and August 11, 1960, one sheet; and on the further condition that an application for approval of the pump, which is the subject of this appeal, be filed with the Board of Standards and Appeals of the City of New York.

## 426-60-A

APPLICANT—Julian Roth of Emery Roth and Sons for Alma D. Askin, Seymour B. Roy and David Durst, owners.

SUBJECT—Application May 31, 1960—Appeal from a decision of the Borough Superintendent re—Exterior openings.

PREMISES AFFECTED—731-739 Third Avenue and 200-220 East 46th Street, southeast corner, and 211 East 45th Street, Block 1319, Lots 41 to 47, 50, 106, 140, 142, 146, Borough of Manhattan.

## APPEARANCES—

For Applicant—Julian Roth.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 27, 1960, on N.B. Applic. 10-60, reads:

"1. Exterior openings on southerly and easterly lot lines do not conform with C26-649.0 A.C.

"2. Openings on the southerly and easterly lot lines do not conform with C26-659.0 A.C."

and

WHEREAS, the applicant states that the building will be 100 feet 3 inches by 237 feet in area, 23 stories, 259 feet 7 inches high, of class 1 construction, located in retail and manufacturing use, B area, class 1½ height district, that the proposed use and occupancy will be, stores, bank and offices; and

WHEREAS, the applicant states that the enclosure walls of the building on all fronts consist of metal and glass "skin" construction; that the windows will be glazed with ¾ inch sheet glass; that the aluminum will be Alloy No. 63 ST5 which conforms with Section 26-88.0 for incombustible material; that on the lot lines it is proposed to use a construction similar to that used on the street fronts which conforms with the requirements of the Administrative Code, Section C26-446.0 for panel apron and spandrel walls, in that the construction between the head of the window of any one floor and the sill above will not be less than 3 feet in height and will bear a two-hour fire rating; that it is therefore submitted that this appeal relates only to the protection of exterior openings on the lot lines with the glazing ¼ inch thick; that in general, Section C26-649 requires that exterior openings within 50 feet in a vertical direction above a non-fireproof roof shall have a fire resistive rating of ¾ of an hour and be of either automatic or fixed sash type; that Section C26-659 of the Administrative Code provides that windows on the lot lines be of similar construction; that the building will be provided with a complete winter-summer air conditioning system and will be supplied with fresh air in the amounts required by Section C26-266 of the Administrative Code for rooms without windows; that the windows therefore, although openable, are opened for the purpose of cleaning only and are not intended or required to be opened in order to ventilate the space within the building; that the openable ventilation section of the windows will not be provided with a lever handling device but instead will be provided with a key operating-locking device; that on the east lot line the windows at the 3rd, 4th, and 5th floors shall bear a label of the Board of Standards and Appeals indicating that they have been accepted as having a fire resistive rating of ¾ of an hour; that on the southerly lot line fireproof windows will be provided at all openings from the 2nd to the 5th floor; that above this point the lot line windows will be glazed windows as hereinbefore described for the street frontages; that in the center portion of the building the lot line windows will be fixed close and may be considered as, in a sense, false, in that they will be backed up by solid two-hour masonry construction from floor to ceiling; that this area on the southerly lot line therefore conforms with all the requirements of the Administrative Code; that it is again emphasized that the spandrel construction and the separation from floor to floor conforms with the requirements of the Administrative Code; that the building is immediately surrounded by low 4 and 5 story structures, and, in fact, the buildings generally to the south and east are not of greater height; that since the lot lines will therefore be as conspicuous as the street frontages, it was felt that these lot lines, as well as the street frontages, should be treated attractively; that nothing can accrue to the welfare of the city by neglecting the treating of the lot lines; and

WHEREAS, Section C26-659.0, protection of openings and lot line walls, applies to all lot lines, it is difficult to deter-



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mine the necessity for special windows on the lot line, when these would of necessity be closed up, were a building to be erected adjacent to this lot line; that it seems unreasonable to require such windows for the full height of a lot line wall without regard for the distance that these windows might be away from any fire exposure; that a requirement which is arbitrary and unreasonable should certainly be subject to review and modification; and

WHEREAS, Section C26-649, protection of exterior openings, curiously limits itself to the protection of public and business structures and does not apply to residence building where, if there is any risk from fire, it should certainly be equally applicable; that the necessity for protection of exterior openings under this section is based upon the use of the subject building which, in this case being a Class 1 fireproof office building, is probably, in fact, equally as safe as any fireproof residence and a much safer structure than any of the surrounding buildings for which there is no applicable requirement.

*Resolved*, that the decision of the Borough Superintendent, dated April 27, 1960, acting on N.B. App. 10-60, Objections No. 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that up to and including the fifth floor the building comply with the decision of the Borough Superintendent; that from the sixth floor to the tenth floor inclusive, on the fronts affected, the windows shall have locked sash, glazed with one-quarter inch wire-glass, aluminum sash frames to be of Alloy No. 63 ST5 similar in design to that used on the other building fronts; that the building conform to drawings filed with this appeal dated May 31, 1960, 12 sheets and that a certificate of occupancy be obtained.

## 570-60-A

APPLICANT—Albert Melniker for Hylan Mill Holding Corporation, owner; The Great Atlantic and Pacific Tea Company Eastern Division, lessee.

SUBJECT—Application July 26, 1960—Appeal from a decision of the Borough Superintendent re—Fireproof Doors and fire code Sheetrock.

PREMISES AFFECTED—470 New Dorp Lane and 25 Mill Road, northwest corner, Block 3961, Lot 1, New Dorp, Borough of Richmond.

### APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 18, 1960 on N.B. Applic. 1069-59, reads:

"1—Amendment requesting the elimination of Fire Code sheetrock and one hour self-closing fireproof doors on trusses is contrary to Section C26.685 and is referred to the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building now under construction will be 136 feet by 175 feet in area, 1 story and mezzanine, 22 feet high, of class 3 construction, located in a business and retail use, E area, class ¾ height district; that the building when completed will be occupied by A. & P. as a supermarket; that the proposed use will be: 1st floor—retail store, storage, off-street parking (Customers and employees) and deliveries, employees 50, customers 600, 456 cars; mezzanine—men and women toilets and lounge, 8 persons; and

WHEREAS, the applicant states that the plans were approved by the Department of Buildings, a permit issued to proceed with the job; that the building is of class 3 construction with a skeleton frame, exterior wall construction consisting of steel columns and beams, and bow string wood roof trusses resting on the steel framing; that the exterior

walls are curtain masonry walls, non-bearing; that this request for a variance is filed for the purpose of obtaining approval to eliminate the requirements of providing fire stops of ⅝ inch firecode sheet rock and one hour self-closing doors at each truss; that the building will be completely sprinklered; that with sprinklers both in the ceiling of the 1st floor as well as sprinklers throughout the entire attic space; that the entire 1st floor ceiling will be covered with ½ inch sheetrock, and metal; that truss construction is of solid timber members built up, laminated and with steel connecting plates; that it is not of the latticed variety; that the height where the trusses occur in the attic space is approximately 15 feet; that this represents a greater height than a normal story and while not used for a 2nd floor, for all practical purposes, could be considered one in view of the fact that it is completely protected by a sprinkler system; that fire retarding of the trusses will create a hazard in the operation of the sprinkler system in view of the fact that a series of baffles would be created and would interfere with the proper operation and the distribution of water in the event that the sprinkler system must be put into use; that the proposed use of the attic space is merely for access in the event of repair, or servicing, in addition to access to the cupola tower.

*Resolved*, that the decision of the Borough Superintendent, dated July 18, 1960, acting on N.B. App. 1069-59 Objection Number One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal dated July 26, 1960, six sheets; and on the further condition that the entire first floor and the entire ceiling space be equipped with a wet sprinkler system as shown on the drawings; that the entire first floor ceiling be of one-hour construction, also as shown on the drawings; that all other laws, rules and regulations applicable be complied with; and that a certificate of occupancy be obtained.

## 909-51-A

APPLICANT—Samuel Rosenblum for Furcraft Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Fire Commissioner—re elevator in readiness; previously granted.

PREMISES AFFECTED—242-246 West 30th Street, south side, 200 feet east of 8th Avenue, Block 779, Lot 66, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 25, 1956 on certain conditions; and

WHEREAS, the term of variance was extended on July 8, 1958; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the owners agree that the Quick Response Service will be maintained; that power will be maintained at all times; and that the elevators will be at lobby level when the building is normally closed, in accordance with the provisions of General Resolutions adopted by the Board, under Cal. No. 630-56-GR.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 25, 1956, as *amended* through July 8, 1958, by adding thereto:

"that the automatically controlled elevators may be permitted, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all



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respects; and that the service shall be maintained in accordance with the requirements of resolutions adopted by the Board under Cal. No. 630-56-GR." (Fire Dept. Decision August 5, 1960.)

## 910-51-A

APPLICANT—Samuel Rosenblum for 234 West 30th Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Fire Commissioner—re elevator in readiness; previously granted on condition.

PREMISES AFFECTED—224-232 West 30th Street, south side, 306 feet 8 inches west of 7th Avenue, Block 779, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 25, 1956 on certain conditions; and

WHEREAS, the term of variance was extended on July 8, 1958; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the owners agree that the Quick Response Service will be maintained; that power will be maintained at all times; and that the elevators will be at lobby level when the building is normally closed, in accordance with the provisions of General Resolutions adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 25, 1956, as *amended* through July 8, 1958, by adding thereto:

"that the automatically controlled elevators may be permitted, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that the service shall be maintained in accordance with the requirements of resolutions adopted by the Board under Cal. No. 630-56-GR." (Fire Dept. Decision Aug. 5, 1960).

## 588-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober for Henry Spellman, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from an order of the Fire Commissioner; previously granted on condition.

PREMISES AFFECTED—5-17 East 102nd Street, north side, 100 feet east of 5th Avenue, Block 1608, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 763-53-A—Vol. III

APPLICANT—Edward Lindstrom for Joseph and Mildred Miksch, owners.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Appeal from a decision of the Borough Superintendent—re extension of frame dwellings in fire limits; previously granted on condition.

PREMISES AFFECTED—23-59 127th Street, east side, 50 feet north of 25th Avenue, Block 4231, Lot 9, College Point, Borough of Queens.

APPEARANCES—

For Applicant: E. Lindstrom.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 446-60-A

APPLICANT—Abraham Grossman for Ulmer Estates Incorporated, owner.

SUBJECT—Application June 10, 1960—filed pursuant to Multiple Dwelling Law 310 for variation of Section 177, subdivision 3 and Section 34, subdivision 6 of the Multiple Dwelling Law, re—use of cellar front as 3 room class A apartment.

PREMISES AFFECTED—29 West 12th Street, north side, 300 feet west of Fifth Avenue, Block 576, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Laid over to October 25, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 469-60-A

APPLICANT—Schaefer and Atkin for Palmerino Cotturone, owner.

SUBJECT—Application June 21, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re—apartments in cellar etc.

PREMISES AFFECTED—2750 Hone Avenue, east side, 450.16 feet north of Allerton Avenue, Block 4519, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Atkin.

ACTION OF BOARD—Laid over to October 25, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 1051-21-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober for D. & L. Truck Renting Corporation, owner.

SUBJECT—Application for consideration to withdraw Vol. V which was reopened on September 27, 1960 subject to regular procedure.

PREMISES AFFECTED—1820-1832 Cropsey Avenue and 231-245 Bay 19th Street, southwest corner, Block 6464, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—The application under Volume V withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 1051-21-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for D. & L. Truck Renting Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting on a plot partly in business and partly in residence use district, the erection and maintenance of a one story extension to an existing building and extend the present use of garage for trucks and repair shop to include body and fender work, incidental painting and spraying, welding and storage of parts.



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PREMISES AFFECTED—1820-1832 Cropsey Avenue and 231-245 Bay 19th Street, southwest corner, Block 6464, Lot 16, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. IV, on March 17, 1959 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 24, 1960; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 17, 1959, as *amended* through February 24, 1960, by adding thereto:

"that in the event the owner desires to remove the mezzanine from the old portion of the building and to construct an office mezzanine, approximately 22 feet by 32 feet, over the office space in the new portion of the building, such change may be permitted substantially as shown on revised drawings dated July 18, 1960, two sheets, with the exception that minor auto repairs in the new portion of the building, and the two 550-gallon tanks and two pumps at the Cropsey Avenue entrance shall not be permitted, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt 853/58)

## 751-39-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business and unrestricted use district the addition of motor vehicle repairs and the parking of motor vehicles awaiting service to existing gasoline service station, lubritorium, auto laundry and office (previously granted by the Board, extension of gasoline station into business use portion of plot).

PREMISES AFFECTED—925 Hunts Point Avenue, south side, from Southern Boulevard to Bruckner Boulevard, Block 2735, Lot 20, Borough of The Bronx.

## APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on June 14, 1955 on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 10, 1939, as *amended* through June 14, 1955, by adding thereto:

"that the sale and display of used cars may be permitted, but shall be restricted to that portion of the unbuilt upon area shown on revised drawings of proposed conditions dated 'September 23, 1960,' two sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt 652/60)

## 1002-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg, Shirley Firkser, Marion Friedman and Ruth Gold, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired September 22, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7e and 7i of the Zoning Resolution; permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage and parking of cars waiting to be serviced.

PREMISES AFFECTED—113-14 to 113-20 Rockaway Boulevard (113-16 official) and 114-24 to 114-30 114th Street, southwest corner, Block 11705, Lots 36, 37, 38, 29 and 40, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on September 29, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 22, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 630/58)

## 13-59-BZ

APPLICANT—Aaron Halpern for Attilio W. Panzarella and Nicholas M. Arena, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired September 22, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, car wash, minor auto repairs, lubritorium, office and sales room, parking and storage of motor vehicles for a term of 15 years.

PREMISES AFFECTED—158-45 to 158-53 Cross Bay Boulevard and 93-01 to 93-07 159th Avenue, northeast corner, Block 14163, Lots 102, 105 and 106, Howard Beach, Borough of Queens.

## APPEARANCES—

For Applicant: Aaron Halpern.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 22, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 22, 1959, only as to the time to obtain permits and complete the work.



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so that as amended this portion of the resolution shall read:  
"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 2941/58)

## 313-59-BZ

APPLICANT—Lama, Proskauer and Prober for Note Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, store and storage room and parking of cars awaiting service for a stated term of 15 years.

PREMISES AFFECTED—72-36 to 72-52 (72-50 official) 51st Avenue and 72-07 to 72-31 51st Road, southeast corner, Block 2465, Lots 81, 82, 83, 84, 85 and 86, Winfield, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 10, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 10, 1959, for a term of fifteen (15) years, only to permit the owner to reduce the size of the accessory building from 43 feet by 62 feet to 43 feet by 36 feet; and to install a planted area at the easterly end of the site on condition that all other requirements of the resolution above cited shall be complied with; that the building and occupancy shall comply with plans submitted with this application, dated "August 18, 1960," one sheet, with the exception that the wall from the corner of the accessory building along 51st Road to the intersection with 51st Avenue, which was included in the original resolution, shall be constructed as shown on the drawings which accompanied the original application; that the new planted area shall contain two trees and be bounded with a twelve (12) inch concrete curb along the three building lines; and that a certificate of occupancy shall be obtained. (N.B. 1616/59)

## 811-26-BZ—Vol. IV

APPLICANT—Dominick Salvati & Son for K. C. Renolds, owner; Irwin Appleroth, lessee.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in the residence use portion of the plot the erection of a business sign on the showroom.

PREMISES AFFECTED—93-02 to 93-14 Atlantic Avenue southwest corner of Woodhaven Boulevard to 93rd Street (entire block), Block 9033, Lot 1, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 207-28-BZ—Vol. II

APPLICANT—Aaron Halpern for Frances P. Headley, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Sections 7g and 21 of the Zoning Resolution, permitting in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2121 Forest Avenue, northeast corner of Harbor Road, Block 1234, Lot Tentative 1, Mariner's Harbor, Borough of Richmond.

APPEARANCES—

For Applicant: Aaron Halpern.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 242-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for 2157 Prospect Avenue Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously withdrawn, under Sections 7f, 7h and 21 of the Zoning Resolution, to permit partly in a business use and partly in a residence use district, for a temporary period of not more than two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2157 Prospect Avenue, west side, 70.38 feet south of East 182nd Street, Block 3097, Lot 39 and easement on Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened at Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 1079-41-BZ—Vol. II

APPLICANT—James S. McInerney for Jack M. Romita, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously denied, under Sections 7h and 21 of the Zoning Resolution, to permit in a residence use district, for a temporary period of not more than two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2410-2418 Prospect Avenue, east side, 100 feet north of East 187th Street, Block 3115, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened at Vol. II subject to the regular procedure, on the basis of new facts.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0



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## 223-46-BZ

APPLICANT—Raymond J. Irrera for Steinway Lumber Co., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired Sept. 20, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district, the use of power driven saws, for a term of years.

PREMISES AFFECTED—40-16 31st Avenue, south side, 25 feet west of 41st Street, Block 678, Lot 44, Long Island City, Borough of Queens.

### APPEARANCES—

For Applicant: Raymond J. Irrera.

ACTION OF BOARD—Application reopened and set for hearing on November 9, 1960, at 10 A.M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent, which has been filed, two photographs, which have been received, and two publications in the Bulletin as notice.

### THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 413-49-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for 119-20 Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—decision of the Borough Superintendent; previously granted on condition under Section 7c of the Zoning Resolution, permitting in the residence use district portion of plot, the extension of loading and unloading area in the present open area fronting on Victoria Road (previously granted by the Board, for the extension of building into residence use district and later amended for off-street loading and unloading).

PREMISES AFFECTED—119-20 Merrick Boulevard and 170-03 to 170-09 Victoria Road, northwest corner, Block 12374, Lot 22, St. Albans, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 358-51-BZ

APPLICANT—Kozinn, Krasner and Kozinn for Heiss and Wegmann, Inc., owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 13, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of owner's motor vehicles being repaired.

PREMISES AFFECTED—284 East 136th Street, south side, 125 feet east of Lincoln Avenue, Block 2311, Lot 10, Borough of The Bronx.

### APPEARANCES—

For Applicant: J. J. Kozinn.

ACTION OF BOARD—Application reopened and set for hearing on November 9, 1960, at 10 A. M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent, which has been filed, two photographs which have been received, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 48-53-BZ—Vol. II

APPLICANT—Nathaniel C. Saxe for Surf Paper & Housewares, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy from laundry and office to wholesale distribution of paper products and house furnishing and storage.

PREMISES AFFECTED—64-08 Beach Channel Drive, north side, 43.88 feet west of Beach 64th Street, Block 16038, Lot 70, Arverne, Borough of Queens.

### APPEARANCES—

For Applicant: Nathaniel C. Saxe.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 932-54-BZ

APPLICANT—Henry Nordheim for Jacob Tutnauer, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—which expired September 27, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7e of the Zoning Resolution, permitting in the retail use district portion of lot located in a residence and retail use district, the change in occupancy of one store to manufacturing use.

PREMISES AFFECTED—1162-1168 Colgate Avenue and 1460 Westchester Avenue, southeast corner, Block 3737, Lot 38, Borough of The Bronx.

### APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened and set for hearing on November 9, 1960, at 10 A. M., to consider extension of term of variance requiring a new decision of the Borough Superintendent, which has been filed, two new photographs which have been received, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 968-54-BZ

APPLICANT—Joseph Platzker for Storage Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 6, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—10 Pitt Street, east side, 125.5 feet north of Grand Street, Block 336, Lot 4, Borough of Manhattan.

### APPEARANCES—

For Applicant: Joseph Platzker.



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**ACTION OF BOARD**—Application reopened and set for hearing on November 9, 1960, at 10 A. M., to consider extension of term of variance requiring a new decision of the Borough Superintendent, which has been filed, two photographs which have been received, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 176-35-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Charles J. Bensley, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, office, sales room, lubritorium, car washing, storage, minor repairs with hand tools only, parking and storage of motor vehicles.

**PREMISES AFFECTED**—1236-1244 Prospect Avenue and 850-854 Home Street, southeast corner, Block 2693, Lot 29, Borough of The Bronx.

## APPEARANCES—

For Applicant: James E. Vassalotti.

**ACTION OF BOARD**—Request to reopen to amend withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 392-57-BZ—Vol. II

**APPLICANT**—Samuel S. Arlen, for Scalbert Associates, Morris & Morton Pickman, partners.

**SUBJECT**—Application reopened January 27, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, non-automatic, auto repairs, hand tools only, office, storage, sales, and parking of motor vehicles awaiting service, with a business sign in a residence use district and a curb cut in excess of 30 feet.

**PREMISES AFFECTED**—221-11 Horace Harding Expressway, northeast corner of Springfield Boulevard, Block 7520, Lot 150, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Application dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

Adjourned 3:15 P.M.

JAMES P. MULROY, *Secretary*.

# CORRECTION

## \*CORRECTION

That portion of the resolution of the meeting of the Board of Standards and Appeals held on December 9, 1958, as they appeared in Bulletin No. 50, Vol. 43 are hereby corrected to read as follows:

## 563-45-BZ—Vol. II

**APPLICANT**—Ingram S. Carner for Henry & Carmella Molodzi and Isaac Renert, owners.

**SUBJECT**—Application reopened April 8, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit the rebuilding of the existing gasoline service station, office and greasing pits to a gasoline service station, office, sale and storage of auto accessories, car washing—non automatic, auto repairs with hand tools only and parking of more than five (5) cars waiting to be serviced with show windows and curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—217-38 Hempstead Avenue, southeast corner of 217th Place, Block 11096, Lot 1, Queens Village, Borough of Queens.

## APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: ..... 0

Absent: Vice Chairman Keating ..... 1

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the lawfully existing gasoline service station to be

reconstructed as proposed and indicated on plans filed with this application, marked "Received March 11, 1958", 3 sheets, "June 11, 1958", 1 sheet and "August 14, 1958", 1 sheet, *on condition* that all buildings and uses now on the premises shall be removed and the site arranged and reconstructed substantially as indicated in such plans; that the accessory building shall be faced on all sides with face brick and be located along the easterly lot line, where shown, and of the design and arrangement proposed; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Hempstead Avenue; that there shall be no pumps facing 217th Place; that curb cuts shall be restricted to two, each 30 feet in width, to Hempstead Avenue and one 30 feet in width to 217th Place within 40 feet from the intersection and with no curb cut nearer the residential zoning line as shown; that along the rear and side lot lines there shall be a planted area as shown, protected by a concrete curbing not less than 8 inches in height and 6 inches in width and extended where shown and along 217th Place for a distance of approximately 100 feet; that the balance of the premises shall be paved with concrete or asphalt; that the number of gasoline storage tanks shall not exceed the existing five tanks which shall be tested by the Fire Department and not used if not found in good structural condition, and five additional tanks; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, facing Hempstead Avenue and the illuminated globes of the pumps, excluding all roof and temporary signs and advertising devices, but permitting the erection within the intersection of Hempstead Avenue and 217th Place of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to be at right angles to Hempstead Avenue and to extend not more than 4 feet beyond the building line; that under Section 7A any use in connection with show windows and curb cuts not in accordance therewith may be permitted, provided the re-



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## CORRECTION

quirements of this resolution are complied with; that under Section 7i there may be minor repairs for adjustments only with hand tools, maintained solely within the accessory building; that under Section 7h for a *term of 20 years* there may be parking of cars on such spaces as will not interfere with the servicing of the station; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that sidewalks and curbing abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Correction: In the Resolved portion shown above after Section 7h "for a similar term" has been deleted and for a *term of 20 years* added to correct; after Section 7i the words "for a similar term" have been deleted to correct.

### \*CORRECTION

That portion of the Minutes of the meeting of the Board of Standards and Appeals held on July 26, 1960 as they appeared in Bulletin No. 31, Vol. 45 are hereby corrected to read as follows:

### 695-29-BZ—Vol. III

APPLICANT—*James E. Vassalotti* for Louis Curcio, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station and four car garage PREMISES AFFECTED—3191 Westchester Avenue, southwest corner of Wilkinson Avenue, Block 4235, Lot 36, Borough of The Bronx.

### APPEARANCES—

For Applicant: *James E. Vassalotti*.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker .....

Negative: .....

Correction: In the Applicant portion above the applicant's name is corrected to read *James E. Vassalotti*.



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UNIVERSITY OF MICHIGAN

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York  
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,  
New York 13, N. Y.

|          |                                |                  |                                                          |        |
|----------|--------------------------------|------------------|----------------------------------------------------------|--------|
| Vol. XLV | Subscription<br>\$15.00 a year | October 27, 1960 | Single Copies, 25 cents<br>By Mail, 35 cents (Cash only) | No. 43 |
|----------|--------------------------------|------------------|----------------------------------------------------------|--------|

### DIRECTORY

BOARD OF STANDARDS AND APPEALS

MAX H. FOLEY, Chairman  
EDWIN W. KLEINERT, Vice Chairman  
HAROLD R. SLEEPER  
HUGH P. FOX  
SAMUEL L. BECKER  
*Commissioners.*

WILLIAM A. NOLAN, Director  
JAMES P. MULROY, Secretary  
JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.  
TELEPHONE—WHitchall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

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Remaining Minutes of the Meeting of October 18, 1960, will be printed in the Bulletin of November 3, 1960.)

### LOCAL LAW—72 OF 1958

Effective December 19, 1958

A Local Law to amend the administrative code of the City of New York in relation to the payment of fees in connection with the filing of applications with the Board of Standards and Appeals.

*Be it enacted by the Council as follows:*

Section 1.—Section 669-1.0 of the administrative code of the city of New York as amended by local law ninety-four for the year nineteen hundred fifty-seven is hereby amended to read as follows:

Sec. 669-1.0 Fees—The following fees shall be charged for the following applications, appeals and reviews:

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1. a. Application for approval of materials, (and) appliances and methods of variances of construction .....                                                                                                                                                                                                                                                                                                                                                                                                       | \$100.00 |
| b. Application for amendment of prior approval of materials, appliances and methods of variances of construction .....                                                                                                                                                                                                                                                                                                                                                                                             | 25.00    |
| 2. a. Application to vary the application of the zoning resolution, except as provided in subdivision b .....                                                                                                                                                                                                                                                                                                                                                                                                      | 100.00   |
| b. Where such application is for conversion of a one-family dwelling to a two family dwelling .....                                                                                                                                                                                                                                                                                                                                                                                                                | 25.00    |
| c. Application for an extension of the term of years of zoning variance previously granted.                                                                                                                                                                                                                                                                                                                                                                                                                        | 50.00    |
| d. Application for a change in use, height or area of premises in connection with a zoning variance previously granted .....                                                                                                                                                                                                                                                                                                                                                                                       | 50.00    |
| 3. Appeal from or application for review of any order, requirement, decision or determination of the commissioner of buildings or of any superintendent of buildings or of the fire commissioner or any rule or regulation or amendment or repeal thereof made by the fire commissioner .....                                                                                                                                                                                                                      | 10.00    |
| 4. Application for an extension of time in which to comply with conditions imposed in the resolution of the Board of Standards and Appeals .....                                                                                                                                                                                                                                                                                                                                                                   | 10.00    |
| 5. Exemptions—                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |
| a. The provisions of this section shall not apply if the owner of the premises affected by the application, appeal or review be a corporation or association organized and operated exclusively for religious, charitable or educational purposes, or for one or more such purposes, no part of the net earnings of which inures to the benefit of any private individual, and provided that the premises affected are to be used exclusively by such corporation or association for one or more of such purposes. |          |
| b. The provisions of this section shall not apply if a municipal department or agency of the city is the applicant before the Board of Standards and Appeals.                                                                                                                                                                                                                                                                                                                                                      |          |

Sec. 2—This local law shall take effect immediately.



# CALENDAR

## DOCKET

*New Cases Filed up to October 18, 1960.*

*Cal. No. Dept. Premises Affected*

**753-60-SM**—Drapel, Models Rex, Rheims, Rajah and Rabat, fabric for draperies, manufactured by Spectrum Fabrics Corporation, material.

**754-60-BZ**—B.B.—259-263 Kings Highway, northeast corner West 8th Street, Block 6649, Lots 1 and 3, Borough of Brooklyn, Alt. 2858-60, re—proposed alteration and modernization of the existing gasoline service station, and proposed ground sign, business use district.

**755-60-A**—B.Bx.—2017 Grand Concourse, northwest corner Bush Street, Block 2808, Lot 90, Borough of The Bronx, Alt. 99-49, re—Revocation of Certificate of Occupancy No. 6334, 11-14-1949, re—doctor's residence on third floor omitted in error.

**756-60-BZ**—B.Q.—136-25 41st Avenue, north side, 237.42 feet east of Main Street, Block 5019, Lot 17, Flushing, Borough of Queens, Alt. 1965-60, re—proposed second story addition, "C" area, retail use district.

**757-60-SA**—Howe Water Flow Indicators, various models, used for initiating alarms on wet-pipe automatic sprinkler systems, manufactured by Howe Electric Company, Appliance.

**758-60-SA**—Crane Sunnyday 3 Series and National-U.S. "O" Series, various models, hot water residential heating boiler, manufactured by Crane Company, Appliance.

**759-60-BZ**—B.B.—1713-1723 8th Avenue, and 443-449 18th Street, northeast corner, Block 876, Lot 1, Borough of Brooklyn, Alt. 1057-60, re—proposed changes in occupancy in factory building and storage warehouse building, local retail use district.

**760-60-A**—B.B.—1713-1723 8th Avenue and 443-449 18th Street, northeast corner, Block 876, Lot 1, Borough of Brooklyn, Alt. 1057-60, re—exits.

**761-60-BZ**—B.Q.—132-49 Cross Bay Boulevard, northeast corner 133rd Avenue, Block 11488, Lot 59, Ozone Park, Borough of Queens, N.B. 511-60, re—proposed erection of an office building and proposed accessory parking for more than 5 motor vehicles, residence use district.

**762-60-BZ**—B.Bx.—3558 White Plains Road and 702-712 East 212th Street, southeast corner, Block 4657, Lot 60, Borough of The Bronx, Alt. 1029-59, re—loading berth and entrance to loading berth for funeral parlor, retail and residence use districts.

**763-60-BZ**—B.Q.—38-17 Parsons Boulevard, east side, 150.19 feet south of 38th Avenue, Block 5024, Lot 8, Flushing, Borough of Queens, N.B. 2554-60, re—area excessive, C area, residence use district.

*Restored to Docket*

**123-54-BZ**—Vol. II—B.Q.—144-74 Northern Boulevard,

south side, 209.03 feet west of 147th Street, Block 5014, Lots 32 and 39, Flushing, Borough of Queens, Alt. 1487-60, re—offices, auto showrooms, open display and sales of more than five new and used cars, off-street parking, etc.—Local Retail use district.

**7-56-BZ**—Vol. II—B.Q.—88-22 182nd Street, west side, 175 feet north of 89th Avenue, Block 9917, Lots 11 and 56, Jamaica, Borough of Queens, Alt. 826-55, re—parking and storage of motor vehicles—residence use district.

**233-41-BZ**—B.B.—9419-9423 5th Avenue, east side, 102 feet 8½ inches north of 95th Street, Block 6118, Lot 5, Borough of Brooklyn, B.N. 451-41, reopened for consideration as to extension of term of variance, re—parking and storage of motor vehicles—residence and business use districts.

**277-36-BZ**—Vol. II—B.B.—1495-1497 East New York Avenue, north side, 271 feet 3 inches west of Prospect Place, Block 1465, Lot 46, Borough of Brooklyn, Alt. 2306-60, re—motor vehicle repair shop, touch up painting, welding, acetylene torch, etc.—retail use district.

**845-39-BZ**—Vol. IV—B.B.—253-263 Empire Boulevard and 369-379 Rogers Avenue, northeast corner, Block 1308, Lot 1, Borough of Brooklyn, Alt. 2363-60, re—extension and rearrangement of existing gasoline service station, etc.—business use district.

**886-48-BZ**—Vol. II—B.Q.—71-10 Beach Channel Drive, west side, 156.78 feet north of Beach 72nd Street and 348 Beach 72nd Street, Block 537, Lot 14, Arverne, Borough of Queens, Alt. 955-54, reopened for consideration as to extension of term of variance, re welding.

**240-55-BZ**—B.Q.—207-22 to 207-24 (207-22 official) Northern Boulevard, south side, 350 feet west of Oceania Avenue and 206-35 to 206-37 45th Road, Block 7305, Lot 19, Bayside, Borough of Queens, N.B. 596-55, reopened for consideration as to extension of term of variance, re—body and fender repair shop, auto repair shop, car and motor washing, parking of cars awaiting service, etc.—business and residence use districts.

**30-30-BZ**—Vol. III—B.B.—1977-1983 Ocean Avenue and 2001-2013 Avenue O, northeast corner, Block 7674, Lot 1, Borough of Brooklyn, Amendment to Alt. 408-59 re—extension in area of accessory building and relocation of gasoline tanks—residence use district.

**222-54-BZ**—B.Q.—95-25 Waltham Street, east side, 150 feet north of 97th Avenue, Block 10026, Lots 35, 37 and 39, Jamaica, Borough of Queens, Alt. 493-54, reopened for consideration as to extension of term of variance, re—parking and storage of motor vehicles—residence use district.

**319-53-BZ**—Vol. II—B.Bx.—3561 Eastchester Avenue and 1135 East 222nd Street, northwest corner, Block 4900, Lot 2, Borough of The Bronx, N.B. 1040-60, re—gasoline selling station, office, parking of more than 5 motor vehicles, etc.—retail use district.



# CALENDAR

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept of Marine and Aviation.

## RULES

Last Publication

|                                                                                                                                                              |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                                                                                 | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                                                                                            | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of .....                                                                                        | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                                                                                         | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                                                                                | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                                                                                             | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                                                                                      | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                                                                                             | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                                                                                            | Sept. 15, 1955.                |
| Elevator Rules .....                                                                                                                                         | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                                                                               | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                                                                                             | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                                                                                | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                                                                                     | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                                                                                             | April 15, 1958.                |
| Fire Drill Rules .....                                                                                                                                       | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Sept. 29, 1960—Vol. 45, No. 39 |
| Fireproof Wood, Testing of.....                                                                                                                              | June 30, 1960—Vol. 45, No. 26  |
| Gas Shut-Off Rules .....                                                                                                                                     | Apr. 13, 1937—Vol. 22, No. 15  |
| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Insulating Fibre Board Rules ....                                                                                                                            | June 5, 1928—Vol. 13, No. 23   |
| Methyl Chloride Rules for Class B and C Refrigerating Systems..                                                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
| Oil Burner Rules .....                                                                                                                                       | Feb. 11, 1947—Vol. 32, No. 6   |
| Opening Protective Assemblies, Rules for Inspection of .....                                                                                                 | June 25, 1959—Vol. 44, No. 25  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....                                                                   | May 27, 1954.                  |
| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) .....                                                         | Aug. 3, 1937—Vol. 22, No. 31   |
| Procedure, Rules of .....                                                                                                                                    | Nov. 13, 1956.                 |
| Smoking in Factories, Rules for..                                                                                                                            | Oct. 8, 1959—Vol. 44, No. 40   |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                                                                                | Mar. 31, 1960—Vol. 45, No. 13  |
| Sprinkler, Rules .....                                                                                                                                       | June 30, 1960—Vol. 45, No. 26  |
| Standpipe Fireline Rules .....                                                                                                                               | June 29, 1937—Vol. 22, No. 26  |
| Structural Alterations Reporting..                                                                                                                           | June 8, 1937—Vol. 22, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                                                                                | June 7, 1932—Vol. 17, No. 23   |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                                                                                            | Sept. 3, 1946—Vol. 31, No. 36  |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

NOVEMBER 1, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 1, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

147-34-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application reopened May 24, 1960 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the construction of an extension, re-arrangement of partitions, and refacing the exterior with porcelain enamel on the present service building of the existing gasoline service station and the re-arrangement of the pump islands.

PREMISES AFFECTED—187-37 to 187-47 (187-41 Official) Hillside Avenue and 87-88 to 87-96 188th Street, northwest corner, Block 9960, Lot 1, Hollis, Borough of Queens.

602-57-BZ—Vol. II

APPLICANT—Robert Gottlieb for Rose Gscheidle, owner. SUBJECT—Application reopened May 10, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story, Class 3 building to be used for the storage and transshipping of merchandise and continue the present parking of motor vehicles for a term of ten (10) years.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

360-60-BZ

APPLICANT—Burke and Groh for William E. Sebranek, owner.

SUBJECT—Application May 11, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of an insurance office on the first floor of a residence house and also to permit a small business sign to be located in the window of said premises.

PREMISES AFFECTED—37-57 91st Street, east side, 100 feet north of Roosevelt Avenue, Block 1479, Lot 49, Jackson Heights, Borough of Queens.

474-60-BZ

APPLICANT—Leonard F. Rothkrug for J. W. Enterprises Incorporated, owner; J. W. Mays, Incorporated, lessee.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a business use district, the change in occupancy from warehouse and shipping shed to non-storage garage for more than five (5) cars and store for a temporary term of twenty (20) years.

PREMISES AFFECTED—254-272 Livingston Street, southwest corner of Bond Street, Block 165, part of Lot 29, Borough of Brooklyn.

433-60-BZ

APPLICANT—Lama, Proskauer and Prober for Prospect Realty Company, owner.

SUBJECT—Application May 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D and G area, Class ½ height district, the erection of a multiple dwelling extending from the D area into the G area district, and exceeding the permitted area coverage, the permitted floor area and the permitted height in a Class ½ height district.

PREMISES AFFECTED—45-01 to 45-13 (45-05 official) Douglaston Parkway, and 242-16 to 242-34 Northern Boulevard, southeast corner, and 45-02 to 45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

498-60-BZ

APPLICANT—Latham C. Squire for Frederic E. Elliott, owner.

SUBJECT—Application June 30, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the construction, operation and maintenance of a six story multiple dwelling.



# CALENDAR

**PREMISES AFFECTED**—122 76th Street, south side, 98 feet east of Colonial Road, and 123 77th Street, Block 5948, Lots 14 and 16, Borough of Brooklyn.

**563-60-BZ**

**APPLICANT**—Herman Horowitz for Aguilar Realty Corp., owner; Bowla-Bowla Corporation, lessee.

**SUBJECT**—Application July 22, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a local retail district, the erection of a bowling recreation center, one story in height, on land now vacant.

**PREMISES AFFECTED**—71-80 to 71-90 Parsons Boulevard and 157-07 72nd Avenue, northwest corner and 157-03 Aguilar Avenue, Block 6793, Lots 231 and 233, Flushing, Borough of Queens.

**391-60-BZ**

**APPLICANT**—Joseph B. Klein for Bowling Unlimited, owner; Paul Farkas, lessee.

**SUBJECT**—Application May 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of a used car lot for the sale of used cars and the erection of an office.

**PREMISES AFFECTED**—1660-1666 Bruckner Boulevard and 948-956 Metcalf Avenue, southeast corner, Block 3659, Lot 26, Borough of The Bronx.

**671-58-BZ—Vol. II**

**APPLICANT**—Gustave Goldman for Congregation Talmud Torah, R. Morris Kevelson, owner.

**SUBJECT**—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the extension of the front portion of the present buildings occupying more than the permitted area and encroaching into the required set back.

**PREMISES AFFECTED**—1379-1387 East 96th Street, eastside, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

**477-59-A**

**APPLICANT**—Gustave Goldman for Congregation Talmud Torah; R. Morris Kevelson, owner.

**SUBJECT**—Application July 9, 1959—appeal of the Borough Superintendent, re—Class 3 Structure, area excessive.

**PREMISES AFFECTED**—1379-1387 East 96th Street, eastside, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

**324-60-BZ**

**APPLICANT**—Lama, Proskauer and Prober for Estate of Sam Minskoff, owner.

**SUBJECT**—Application April 28, 1960—decision of the Borough Superintendent, under Sections 7e, 7A and 21 of the Zoning Resolution, to permit in a retail and residence use, D area district, the erection of a supermarket and stores, extending into the residence use district, exceeding the permitted area coverage for a retail use district in a D area district, with open parking, loading and unloading berths in the residence use portion of the plot and show windows, signs and business entrance over 3'-6" wide, within 75 feet of a residence use district.

**PREMISES AFFECTED**—97-26 to 97-42 63rd Road and 63-24 to 63-36 98th Street, southwest corner, and 97-37 to 97-39 63rd Drive, Block 2089, Lots 13, 19, 23, 25, 32 and 12, Rego Park, Borough of Queens.

**74-35-BZ—Vol. III**

**APPLICANT**—Larry Meltzer for Thaler Realty Corporation, owner; Wurtzel Brothers, Inc., lessee.

**SUBJECT**—Application reopened December 22, 1959 as Volume III—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the inclusion of motor vehicle repair

shop and automobile showroom to an existing gasoline service station and storage garage for more than five (5) motor vehicles (previously granted by the Board.)

**PREMISES AFFECTED**—2475 to 2481 Flatbush Avenue and 5101 to 5119 Avenue U. northeast corner, Block 8543, Lot 3, Borough of Brooklyn.

**221-57-BZ—Vol. II**

**APPLICANT**—Henry Nordheim for Sophie Shleffar, owner.

**SUBJECT**—Application reopened April 19, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the construction of a new service building and rearrange pumps.

**PREMISES AFFECTED**—439-451 Sound View Avenue and 440 Leland Avenue, South Junction, Block 3498, Lots 17 and 23, Borough of The Bronx.

**502-60-BZ**

**APPLICANT**—William I. Hohauser for Northside Plumbing Corporation, owner.

**SUBJECT**—Application June 30, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the use of the lot in the residence portion for a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

**PREMISES AFFECTED**—4452-4456 Broadway, southeast corner of Fairview Avenue, Block 2170, Lots 400 and 62, Borough of Manhattan.

**746-58-BZ**

**APPLICANT**—Spencer L. Eddy for Humble Oil and Refining Co., owner.

**SUBJECT**—Application reopened October 4, 1960 for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition, under Sections 7f and 7e of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, office, salesroom, parking and storage of more than five (5) motor vehicles and minor auto repairs.

**PREMISES AFFECTED**—74-11 Beach Channel Drive, south side, from Beach 74th Street to Beach 75th Street, Block 543, Lot 1, Arverne, Borough of Queens.

**88-55-BZ**

**APPLICANT**—Henry Nordheim for Ralph Di Girolamo, owner.

**SUBJECT**—Application reopened October 4, 1960 for consideration as to extension of term of variance, expired July 26, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence and retail use district, the use of existing structure at rear of site as a garage and motor vehicle repair shop.

**PREMISES AFFECTED**—3327 White Plains Road, west side 246.77 feet north of Rosewood Street, Block 4624, Lot 49, Borough of The Bronx.

**522-48-BZ—Vol. III**

**APPLICANT**—Lama Proskauer and Prober for Estate of Frank Permeggia, owner.

**SUBJECT**—Application reopened July 6, 1960 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the conversion of use of the present two and one half story building from store and dwelling to offices, and erect a one story extension for the storage of pipe and threading and cutting of pipe and the parking and storage of motor vehicles on the unbuilt upon portion of the plot for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—170-02 to 170-08 (170-02 official) 93rd Avenue, and 93-01 to 93-11 170th Street, south-



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east corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from October 18, 1960, to November 1, 1960, for inspection and decision.

## 533-60-A

**APPLICANT**—Lama, Proskauer and Prober for Estate of Frank Permeggia, owner.

**SUBJECT**—Application May 24, 1960, appeal from a decision of the Borough Superintendent, re: frame construction, live load.

**PREMISES AFFECTED**—170-02 to 170-08 (170-02 official) 93rd Avenue and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

## 395-60-BZ

**APPLICANT**—Paul Friedman for Louis N. Nadelbach, owner; Sun Oil Company, lessee.

**SUBJECT**—Application May 23, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, with ground sign, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—743-757 Linden Boulevard, northeast corner, of Euclid Avenue, Block 4461, Lots 27, 31, 32, 33, 34, 35, and 38, Borough of Brooklyn.

**Hearing closed**—Laid over from October 18, 1960 to November 1, 1960, for inspection and decision; applicant to submit letter.

## 250-60-BZ

**APPLICANT**—E. Robert Pratt for Mrs. Beatrice Menze, owner.

**SUBJECT**—Application April 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling into a two family dwelling.

**PREMISES AFFECTED**—137-19 242nd Street, east side, 180 feet south of 137th Avenue, Block 13239, Lot 19, Rosedale, Borough of Queens.

**Hearing closed**—Laid over from October 18, 1960, to November 1, 1960, for inspection and decision.

## 296-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Frank J. Crisona and John L. Crisona, owners.

**SUBJECT**—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales, ground sign, parking and storage of motor vehicles and with curb cuts within 75 feet of a residence use district for a term of fifteen (15) years.

**PREMISES AFFECTED**—30-71 to 30-79 (30-75 official) 21st Street, and 21-02 to 21-10 30th Drive, southeast corner, Block 551, Lot 19, Astoria, Borough of Queens.

**Hearing closed**—Laid over from October 18, 1960, to November 1, 1960, for inspection and decision.

## 1083-47-BZ—Vol. IV

**APPLICANT**—Wechsler and Schimenti for 333 East 105th Street Corporation, owner.

**SUBJECT**—Application reopened July 6, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district in three existing attached buildings occupied as a laundry, the erection of a two story addition to the one story building used for loading and storage, the new extension to be used for light manufacturing in conjunction with the laundry.

**PREMISES AFFECTED**—327-337 East 105th Street, north side, 225 feet west of First Avenue, Block 1677, Lots 14, 15 and 17, Borough of Manhattan.

**Hearing closed**—Laid over from October 18, 1960, to November 1, 1960, for inspection and decision.

## 381-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Skyway Midtown Incorporated, owner.

**SUBJECT**—Application May 17, 1960—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, non-automatic, office and sales, storage room, parking and storage of motor vehicles with a ground sign for a stated term of twenty (20) years.

**PREMISES AFFECTED**—350-358 East Houston Street, and 7-11 Avenue C, northwest corner, and 251-257 East 2nd Street, Block 384, Lots 30, 31 and 33, Borough of Manhattan.

**Hearing closed**—Laid over from October 18, 1960, to November 1, 1960, for inspection and decision.

MAX H. FOLEY, *Chairman.*

## NOVEMBER 1, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, November 1, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 384-60-A

**APPLICANT**—H. Herbert Lilien and Clarence Lilien and Sons for Pauline Greenberg, owner.

**SUBJECT**—Application May 18, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34, subdivision 6, re—janitor's cellar apartment to be rental apartment.

**PREMISES AFFECTED**—374 Wadsworth Avenue, north side, 469 feet east of West 190th Street, Block 2170, Lot 260, Borough of Manhattan.

## 401-60-A

**APPLICANT**—De Rose and Cavalieri for Tri-Builders Holding Corporation, owner.

**SUBJECT**—Application May 24, 1960—Appeal from a decision of the Borough Superintendent re egress.

**PREMISES AFFECTED**—400A East 118th Street, south side, 75 feet east of 1st Avenue, Block 1711, Lot 145, Borough of Manhattan.

## 411-60-A

**APPLICANT**—Paul D. Gilbert for Lillian Kimmel, owner.

**SUBJECT**—Application May 26, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34, subdivision 6(a) of the Multiple Dwelling Law—re cellar apartment.

**PREMISES AFFECTED**—110 Lenox Road and 2033-2097 Bedford Avenue, southeast corner, Block 5084, Lot 15, Borough of Brooklyn.

## 432-60-A

**APPLICANT**—Carl H. Salminen for Hubert Staimer, owner; Helen and Harold Stone, owners under option.

**SUBJECT**—Application June 2, 1960—Appeal from a decision of the Borough Superintendent re—frame building, frame wall.

**PREMISES AFFECTED**—136-45 37th Avenue, north side, 425.31 feet east of Main Street, Block 4977, Lot 90, Flushing, Borough of Queens.



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## 490-60-A

APPLICANT—Sidney H. Kitzler for Quentin Associates, owner; Pincus Decorators Incorporated, lessee.  
SUBJECT—Application June 23, 1960—Appeal from a decision of the Borough Superintendent, re—marquee.  
PREMISES AFFECTED—1201-1211 Quentin Road and 1673-1683 East 12th Street, northeast corner, Block 6775, Lot 43, Borough of Brooklyn.

## 51-59-A—Vol. II

APPLICANT—Lama Proskauer and Prober for Abraham and Straus, owner.  
SUBJECT—Application reopened September 13, 1960 as Volume II—appeal from a decision of the Borough Superintendent, re—Class 1 construction, Live load, Framework.  
PREMISES AFFECTED—1-31 Hoyt Street, northeast corner of Livingston Street, Block 157, Lot 1, Borough of Brooklyn.

## 450-60-A

APPLICANT—Anthony A. Cocheo for ML Homes Incorporated, owner.  
SUBJECT—Application June 10, 1960—Filed pursuant to Section 36, Art. 3 of the General City Law, re—building not fronting on mapped street,—117th Street.  
PREMISES AFFECTED—83-78 117th Street, west side, 225.18 feet north of 84th Avenue, Block 3321, Lot 271, Kew Gardens, Borough of Queens.

## 451-60-A

APPLICANT—Anthony A. Cocheo for ML Homes Incorporated, owner.  
SUBJECT—Application June 10, 1960—Filed pursuant to Section 36, Art. 3 of the General City Law, re—building not fronting on mapped street,—117th Street.  
PREMISES AFFECTED—83-80 117th Street, west side, 200.16 feet north of 84th Avenue, Block 3321, Lot 271, Kew Gardens, Borough of Queens.

## 466-60-A

APPLICANT—Leonard F. Rothkrug for Henry H. Jackson, owner; Messmore and Damon Incorporated, lessee.  
SUBJECT—Application June 17, 1960—Appeal from a decision of the Fire Commissioner re—an order—automatic sprinkler system.  
PREMISES AFFECTED—101-113 East 107th Street and 1461-1463 Park Avenue, northeast corner, Block 1635, Lot 1, Borough of Manhattan.

## 485-60-A

APPLICANT—Dominick Salvati & Son for Angelina Salerno, owner.  
SUBJECT—Application June 22, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 56, subdivision 1 of the Multiple Dwelling Law re—frame building.  
PREMISES AFFECTED—3521 Avenue L, northwest corner of East 36th Street, Block 7635, Lot 1, Borough of Brooklyn.

## 504-60-A

APPLICANT—Peter S. Gluck for Uddeholm Company of America, Incorporated, owner.  
SUBJECT—Application July 1, 1960—Appeal from an order and a decision of the Fire Commissioner—re discontinuance of Uddeholm-Akelborg electric furnace not approved by Board.  
PREMISES AFFECTED—22-14 37th Avenue and 37-16 23rd Street, southwest corner, Block 365, part of Lot 3, (formerly Lot 24) Long Island City, Borough of Queens.

## 506-60-A

APPLICANT—George Fuchs for Neptune Meter Company, owner.  
SUBJECT—Application July 5, 1960—Appeal from a decision of the Borough Superintendent re—standpipe.

PREMISES AFFECTED—55-30 46th Street, west side, 100 feet south of 55th Avenue, Block 2539, Lot 27, Maspeth, Borough of Queens.

MAX H. FOLEY, *Chairman.*

NOVEMBER 15, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, November 15, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 603-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Hantman Associates, owner.  
SUBJECT—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles for a term of twenty (20) years.  
PREMISES AFFECTED—241-09 to 241-21, (241-15 official), Northern Boulevard and 44-36 to 44-42 Douglaston Parkway, northwest corner, Block 8092, Lot 39, Douglaston, Borough of Queens.  
Laid over from September 27, 1960, for hearing to November 15, 1960, at the request of the applicant.

## 103-60-BZ

APPLICANT—Herman Kron for Marine Theatre Holding Company, owner.  
SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of additional stores, which exceeds the permitted area coverage.  
PREMISES AFFECTED—3149-3173 (3171 official) Whitney Avenue, and 2259-2271 Plumb 1st Street, northeast corner, Block 7527, Lot 1, Borough of Brooklyn.  
Laid over from October 11, 1960 to November 15, 1960, for hearing; applicant to send out new twenty day notices.

## 1212-40-BZ—Vol. II

APPLICANT—Lama Proskauer and Prober for Frank and Maria Damato, owners.  
SUBJECT—Application reopened June 1, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7i and 7b of the Zoning Resolution, to permit in a retail and residence use district, the use of the premises as a motor vehicle repair shop with ignition and carburetor service and the continuance of the legal use of parking and storage of motor vehicles of the pleasure car type on the vacant portion of the plot.  
PREMISES AFFECTED—1061 Montgomery Street, North side, 30 feet, 9¼ inches west of East New York Avenue and 46-48 Ford Street, west side, 73 feet, 05/8 inch north of East New York Avenue, Block 1420, Lots 51 and 59, Borough of Brooklyn.

## 702-60-BZ

APPLICANT—deYoung, Moscovitz and Rosenberg for City of New York, Board of Education, owner.  
SUBJECT—Application September 14, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a "D" area district, the erection of a Junior High School occupying more than the permitted area coverage.  
PREMISES AFFECTED—985 Rockaway Avenue, east side, block bounded by Linden Boulevard to Hegeman Avenue from Rockaway Avenue to Thatford Avenue, Block 3636, Lots 11 to 51 inclusive, Borough of Brooklyn.



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## 186-60-BZ

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960, decision of the Borough Superintendent, under Section 7e of the Zoning Resolution to permit in a residence use district, for a term of ten years, the change in occupancy of an existing building, from a fire house, to office and storage and sale of building materials as an extension of the present permitted uses on the adjoining lot.

PREMISES AFFECTED—393-399 Halsey Street, north-side, 275 feet east of Sumner Avenue, Block 1659, Lots 64, 65 and 68, Borough of Brooklyn.

## 187-60-A

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960 appeal from a decision of the Borough Superintendent—re stairs, partitions, etc.

PREMISES AFFECTED—393-399 Halsey Street, north-side, 275 feet east of Sumner Avenue, Block 1659, Lots 64, 65 and 68, Borough of Brooklyn.

## 473-60-BZ

APPLICANT—Michael Alfano for Suela Realty Corporation, owner.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles of the pleasure car type for a term of five (5) years.

PREMISES AFFECTED—656-658 Casanova Street, east side, 150 feet south of Spofford Avenue, Block 2765, Lot 195, Borough of The Bronx.

## 297-60-BZ

APPLICANT—Lama, Proskauer and Prober for John Salvato, owner.

SUBJECT—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the premises to be used as a motor vehicle repair shop, including collision work, touch up painting with the use of acetylene torch and electric welding and the parking and storage of motor vehicles awaiting service in the rear yard for a term of ten (10) years.

PREMISES AFFECTED—638-640 Utica Avenue, west side, 107 feet 2½ inches south of Winthrop Street, Block 4617, Lot 15, Borough of Brooklyn.

## 477-60-BZ

APPLICANT—H. E. Horwood and Louis B. Santangelo for Cliffsedge Realty Incorporated, owner.

SUBJECT—Application June 23, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non transient parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—1559 Undercliff Avenue and 1536-1540 Sedgwick Avenue, east side, 1068.43 feet south of West 176th Street, Block 2880, Lots 29, 43 and 45, Borough of The Bronx.

## 390-60-BZ

APPLICANT—Samuel Carr for Coppel Blechman, owner.

SUBJECT—Application May 19, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the construction of a one story, Class 3 building to be used for light manufacturing and sales with less than the required rear yard and parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—147-83 to 147-99 Farmers Boulevard, south side, 64.56 feet east of Rockaway Boulevard, Block 13364, Lots 15 and 20, Jamaica, Borough of Queens.

## 488-60-BZ

APPLICANT—Dominick Salvati and Son for Big Ben Incorporated, owner; Muffler King Incorporated, lessee.

SUBJECT—Application June 29, 1960—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the change in use of the first floor from storage to the removal and installation of motor vehicle mufflers and tail pipes, with the use of propane or acetylene torches and office on the first floor. The occupancy of the second floor, now used for offices and storage, will not be changed.

PREMISES AFFECTED—140-46 Queens Boulevard, west side, 116.7 feet north of Jamaica Avenue, Block 9619, Lot 28, Jamaica, Borough of Queens.

## 27-60-BZ

APPLICANT—Ingram Carner for Ben Poretsky, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit on a plot located partly in a business and partly in a residence use district, the parking and storage of more than five (5) motor vehicles for a temporary term of ten (10) years.

PREMISES AFFECTED—466-476 Fenimore Street, south side, 100 feet east of New York Avenue and 645 New York Avenue, Block 4815, Lot 14, Borough of Brooklyn.

## 304-60-BZ

APPLICANT—James E. Vassalotti for Joseph Angelene, owner.

SUBJECT—Application April 22, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story and cellar building for use as a supermarket with loading and unloading, business sign and parking for patrons and employees' cars for a term of twenty-five (25) years.

PREMISES AFFECTED—2214-2244 Stillwell Avenue, 2-18 Bay 46th Street, southwest corner and 11-57 27th Avenue, Block 6885, Lot 29 (formerly Lots 30, 31, 35, 37, 45, 59 and part of Lot 25), Borough of Brooklyn.

## 718-28-BZ—Vol. III

APPLICANT—Robert J. Crinnion for 1540 Concourse Corporation, owner; Hellman Funeral Chapels Incorporated, lessee.

SUBJECT—Application reopened December 15, 1959 as Volume III—Decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the extension of the area of the present funeral chapel by the addition of an adjoining store.

PREMISES AFFECTED—1532 to 1540 Grand Concourse, east side, 268.82 feet south of Mount Eden Parkway, Block 2821, Lot 13, Borough of The Bronx.

## 516-60-BZ

APPLICANT—Joseph Lau for P.J.H. Realty Corporation, c/o Catherine Healy, owner.

SUBJECT—Application July 7, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail use district, the creation of two stores with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—350-354 East 53rd Street and 963 1st Avenue, southwest corner, Block 1345, Lot 30, Borough of Manhattan.

## 522-60-BZ

APPLICANT—Crinnion and Crinnion for Louis Harris and Sophie Harris, owners.

SUBJECT—Application July 8, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.



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**PREMISES AFFECTED**—683-685 West 204th Street, southeast corner, of Cooper Street, Block 2241, Lot 1, Borough of Manhattan.

## 526-60-BZ

**APPLICANT**—Victor E. Block for Vinlo Incorporated, owner.

**SUBJECT**—Application July 8, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—282-284 East 3rd Street, south side, 140 feet 8 inches east of Avenue C, Block 372, Lots 14 and 15, Borough of Manhattan.

## 557-60-BZ

**APPLICANT**—Frederick A. Ketcher for Emanuel Losquadro, owner.

**SUBJECT**—Application July 21, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution to permit in a retail use district the rehabilitation and extension of an existing gasoline service station to provide a new accessory building, six (6) tanks, the installation of curb cuts and the extension of the uses to include car washing, office, sale of accessories, motor vehicles, repair with hand tools only and the parking and storage of motor vehicles.

**PREMISES AFFECTED**—813-821 Annadale Road, east side, 363 feet north of Posen Street, Block 6225, Lot 21, Annadale, Borough of Richmond.

## 592-60-A

**APPLICANT**—Frederick A. Kitcher for Emanuel Losquadro, owner.

**SUBJECT**—Application August 2, 1960—Filed pursuant to Section 35 of the City Law—re Building not on mapped city street—proposed widening of Annadale Road.

**PREMISES AFFECTED**—813-821 Annadale Road, east side, 363 feet north of Posen Street, Block 6225, Lot 21, Annadale, Borough of Richmond.

## 846-59-BZ

**APPLICANT**—Herman Kron for L.B. Oil Company Incorporated, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the present uses to include car wash, auto repairs, sales of accessories and used cars, ground sign and parking and storage of more than 5 motor vehicles.

**PREMISES AFFECTED**—32-54 Highland Boulevard, 1731-1741 Bushwick Avenue, northeast corner of Gillin Place, Block 3481, Lots 16 and 7, Borough of Brooklyn.

Laid over from October 11, 1960, for continued hearing to November 15, 1960, and for inspection and decision; applicant to send out new twenty day notices.

## 233-41-BZ

**APPLICANT**—George McClelland, lessee for St. Patrick's Roman Catholic Church, owner.

**SUBJECT**—Application reopened October 18, 1960 for consideration as to extension of term of variance, expired October 11, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting partly in a residence use and partly in a business use district, the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—9419-9423 5th Avenue, east side, 102 feet 8½ inches north of 95th Street, Block 6118, Lot 5, Borough of Brooklyn.

## 240-55-BZ

**APPLICANT**—Lama, Proskauer and Prober for Stanley S. Kilburn, owner.

**SUBJECT**—Application reopened October 18, 1960 for

consideration as to extension of term of variance, expires December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business and residence use districts, the erection and maintenance of a structure, in the business use district portion of a lot, to be used as body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying and office and gasoline pump within building (owners use only) and parking of cars awaiting service and the storage of kerosene and gasoline in buried tanks (owners use only) in the residence use district portion of the plot.

**PREMISES AFFECTED**—207-22 to 207-24 (207-22 official) Northern Boulevard, south side, 350 feet west of Oceania Avenue and 206-35 to 206-37 45th Road, Block 7305, Lot 19, Bayside, Borough of Queens.

## 222-54-BZ

**APPLICANT**—Fred Weinstock for 95-26 Sutphin Boulevard Corp., owner.

**SUBJECT**—Application reopened October 18, 1960 for consideration as to extension of term of variance, expired January 25, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles of patrons' and employees' of adjoining building, loading and unloading with a business entrance (curb cut).

**PREMISES AFFECTED**—95-25 Waltham Street, east side, 150 feet north of 97th Avenue, Block 10026, Lots 35, 37 and 39, Jamaica, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 885-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7i, 7a and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station and extend the present use of gasoline service station to include lubritorium, minor auto repair, hand tools only, car washing, sales room, utility room, ground sign, parking and storage of motor vehicles extending from the local retail use into the residence use with business entrances and curb cuts within 75 feet of the residence use district.

**PREMISES AFFECTED**—241-02 to 241-10 (241-02 official) Merrick Boulevard and 134-01 to 134-07 241st Street southeast corner, Block 13205, Lot 34, Laurelton, Borough of Queens.

**Hearing closed**—Laid over from June 21, 1960, to July 1, 1960, for inspection and decision; applicant to file new elevations and revised plans; then to September 13, 1960, at the request of applicant; then to November 15, 1960, at the request of an objecting Civic Association; applicant to file revised plans, copy to Association; and with leave of Association to file statement with the Board; and for decision.

## 164-60-BZ

**APPLICANT**—Paul Friedman for Fifty States Real Corporation, owner.

**SUBJECT**—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7g of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles and a ground sign all for a term of fifteen (15) years.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.



# CALENDAR

Hearing closed.—Laid over from July 6, 1960, to July 19, 1960, for inspection and decision; then to October 4, 1960, for decision at request of applicant; applicant to inform Board as to possibility of conforming use; then to October 18, 1960 for further inspection and decision; then to November 15, 1960, for the attendance of a Member of the Committee on Inspection.

## 165-60-A

APPLICANT—Paul Friedman for Fifty States Realty Corporation, owner.

SUBJECT—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service Station partly in bed of mapped street, proposed widening Metropolitan Avenue.

PREMISES AFFECTED—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

MAX H. FOLEY, *Chairman.*

NOVEMBER 15, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 15, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 211-60-A

APPLICANT—Morton S. Cahn for 15 East 55th Street Corporation, owner.

SUBJECT—Application March 21, 1960—Appeal from a decision of the Borough Superintendent re—Class III Construction, height excessive.

PREMISES AFFECTED—15 East 55th Street, north side, 145 feet west of Madison Avenue, Block 1291, Lot 11, Borough of Manhattan.

## 491-60-A

APPLICANT—Joseph Levy Jr. for Stanislaus Wojcik, owner; St. Stanislaus Memorial Post No. 1771 American Legion, lessee.

SUBJECT—Application June 30, 1960—Appeal from a decision of the Borough Superintendent re—frame building, public use.

PREMISES AFFECTED—119 Driggs Avenue and 93-101 North Henry Street, southwest corner, Block 2703, Lot 26, Borough of Brooklyn.

## 503-60-A

APPLICANT—James Pasta for Queens Windsor Park Corporation, owner.

SUBJECT—Application July 1, 1960—Appeal from orders of the Fire Commissioner re—fitness of oil burners.

PREMISES AFFECTED—73-03 and 73-11, 73-51 and 73-63 Bell Boulevard, southeast corner 73rd Avenue, Block 7738, Lot 1; 73-50 and 73-62 Bell Boulevard southwest corner 73rd Avenue, Block 7732, Lot 2; 75-08 and 75-20 Bell Boulevard, southwest corner 75th Avenue, 75-40 and 75-50 Bell Boulevard, southwest corner 75th Avenue, Block 7748, Lot 500; 211-02 and 211-06 75th Avenue southeast corner 210th Street, Block 7748, Lot 400; 213-02 and 213-06, 212-04 and 212-08 75th Avenue, southwest corner Bell Boulevard, Block 7748, Lot 500; 212-03 and 212-07, 211-01 and 211-05 75th Avenue, northeast corner 210th Street, Block 7732, Lot 150; 213-01 and 213-07 75th Avenue, southeast corner Bell Boulevard, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street southeast corner 75th Avenue, Block 7748, Lot 400; 211-02 and 211-10, 212-04 and 212-12, 213-02 and 213-08 73rd Avenue, southeast corner 210th Street, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street southeast corner 75th Avenue, Block 7748, Lot 400; 73-11 and 73-23 210th Street southeast corner 73rd Avenue, Block 7732, Lot 2; 73-45 and 73-55 210th Street northeast corner 75th Avenue, Block 7732, Lot 150, Bayside, Borough of Queens.

## 510-60-A

APPLICANT—Louis Stone for F.E.W. Building Corporation, owner.

SUBJECT—Application July 6, 1960—Appeal from a decision of the Borough Superintendent—re Revocation of permit -2124-59 issued re—N B 795-59.

PREMISES AFFECTED—2714 Eastchester Road, east side, 100 feet north of Allerton Avenue, Block 4534, Lots 25 and 26, Borough of The Bronx.

## 515-60-A

APPLICANT—Jacob Fisher and Donald D. Fisher for 57th Street Realty Corporation, owner.

SUBJECT—Application July 7, 1960—Appeal from a decision of the Borough Superintendent re—egress.

PREMISES AFFECTED—543-546 57th Street West, north side 225 feet east of 11th Avenue, Block 1086, Lot 10, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

# MINUTES

## REGULAR MEETING

TUESDAY MORNING, OCTOBER 18, 1960, 10 A. M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 4, 1960 were approved as printed in the Bulletin of October 13, 1960, Vol. 45, No. 41.

## 1083-47-BZ—Vol. IV

APPLICANT—Wechsler and Schimenti for 333 East 105th Street Corporation, owner.

SUBJECT—Application reopened July 6, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, in three existing attached buildings occupied as a laundry, the erection of a two story addition to the one story building used for loading and storage, the new extension to be used for light manufacturing in conjunction with the laundry.

PREMISES AFFECTED—327-337 East 105th Street, north side, 225 feet west of First Avenue, Block 1677, Lots 14, 15 and 17, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alexis Krusko and Philip H. Band.

For Opposition: None.

ACTION OF BOARD—Laid over to November 1, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 522-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Estate of Frank Permeggia, owner.

SUBJECT—Application reopened July 6, 1960 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the conversion of use of the present two and one half story building, from store and dwelling, to offices, and erect a one story extension for the storage of pipe and threading and cutting of pipe, and the parking and storage of motor vehicles on the unbuilt upon portion of the plot for a stated term of fifteen (15) years.



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**PREMISES AFFECTED**—170-02 to 170-08 (170-02 official) 93rd Avenue, and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to November 1, 1960, at 10 A.M. for inspection and decision; hearing closed.

**533-60-A**

**APPLICANT**—Lama, Proskauer and Prober for Estate of Frank Permeggia, owner.

**SUBJECT**—Application May 24, 1960—Appeal from a decision of the Borough Superintendent, re: frame construction, live load.

**PREMISES AFFECTED**—170-02 to 170-08 (170-02 official) 93rd Avenue, and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Laid over to November 1, 1960, at 10 A.M. for inspection and decision; hearing closed.

**524-52-BZ**

**APPLICANT**—Ingram S. Carner for Walmere Realty Company, Inc., owner.

**SUBJECT**—Application reopened July 12, 1960 for consideration as to extension of time to complete, expired January 13, 1960—decision of the Borough Superintendent previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use E area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required set-backs from the street line.

**PREMISES AFFECTED**—148-12 to 148-22 Rockaway Boulevard and 126-02 to 126-08 149th Street, southwest corner, Block 12103, Lot 35, Ozone Park, Borough of Queens.

**APPEARANCES**—

For Applicant: None.

For Opposition: None.

**ACTION OF BOARD**—Laid over, date to be set after receipt of a new decision of the Borough Superintendent, new photographs and statement as to any changed conditions in the area.

**85-56-BZ**

**APPLICANT**—Lama, Proskauer and Prober for Tremarco Corp., owner.

**SUBJECT**—Application reopened June 21, 1960 and restored to the docket in accordance with the order of the Court—decision of the Borough Superintendent, previously granted on condition, under Sections 7f, 7e, 7i and 7h of the Zoning Resolution, permitnig in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office sales and the parking of motor vehicles awaiting service.

**PREMISES AFFECTED**—1041-1065 (1055 official) Hy-lan Boulevard and 653-665 Steuben Street, northeast corner, Block 3230, Lot 1, Edgewater, Borough of Richmond.

**APPEARANCES**—

For Applicant: Alfred A. Lama and Nathan L. Goldstein.

For Opposition: Norbert M. Phillips, Edward J. McCarthy, Claire Midgley, Mrs. Norbert M. Phillips, Edna A. Mardus, Mrs. Thomas P. Galasso, Walter Sailliard and Rt. Rev. Monsignor Henry W. Forrester.

**ACTION OF BOARD**—Laid over, date to be set for hearing; applicant to send out new twenty-day notices and file new drawings and new photographs.

**164-60-BZ**

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, and a ground sign all for a term of fifteen (15) years.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

**APPEARANCES**—

For Applicant: Paul Friedman.

For Opposition: Harold F. Cullen and Gabriel Deschamps.

**ACTION OF BOARD**—Laid over to November 15, 1960, at 10 A.M. for the attendance of a member of the Committee on Inspection; hearing previously closed.

**165-60-A**

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service Station, partly in bed of mapped street, proposed widening Metropolitan Avenue.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

**APPEARANCES**—

For Applicant: Paul Friedman.

**ACTION OF BOARD**—Laid over to November 15, 1960, at 10 A.M. for the attendance of a member of the Committee on Inspection; hearing previously closed.

**250-60-BZ**

**APPLICANT**—E. Robert Pratt for Mrs. Beatrice Menze owner.

**SUBJECT**—Application April 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling into a two family dwelling.

**PREMISES AFFECTED**—137-19 242nd Street, east side 180 feet south of 137th Avenue, Block 13239, Lot 19, Rosedale, Borough of Queens.

**APPEARANCES**—

For Applicant: E. Robert Pratt.

For Opposition: None.

**ACTION OF BOARD**—Laid over to November 1, 1960 at 10 A.M. for inspection and decision; hearing closed.

**296-60-BZ**

**APPLICANT**—Lama, Proskauer and Prober for Frank Crisona and John L. Crisona, owners.

**SUBJECT**—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7j of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing storage room, office, sales, ground sign, parking and storage of motor vehicles and with curb cuts within 75 feet of a residence use district, for a term of fifteen (15) years.

**PREMISES AFFECTED**—30-71 to 30-79 (30-75 official) 21st Street and 21-02 to 21-10 30th Drive, southeast corner, Block 551, Lot 19, Astoria, Borough of Queens.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

For Opposition: Joseph Vallorco, Margaret Muzich, Asunta Sterlacci, Mary Field, Edward A. Scalese and Anna Anelli.



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**ACTION OF BOARD**—Laid over to November 1, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 369-60-BZ

**APPLICANT**—Herbert Tannenbaum for Leefar Construction Corporation, owner; Safeway Stores, Incorporated, lessee.

**SUBJECT**—Application May 12, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of the patron parking from the business portion into the residence portion of the plot.

**PREMISES AFFECTED**—74-39 Jamaica Avenue, northeast corner of Dexter Court, Block 8835, Lot 1, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: Murray Charnin and Peter J. Jacoby.

For Opposition: Michael Giaranito, Mary Monteleone, Caesar Montelone, Catherine Giaranito, Josephine Papocchia and Oswald T. Ramsey.

**ACTION OF BOARD**—Laid over to November 9, 1960, at 10 A.M. for inspection and decision; applicant to submit revised drawing; hearing closed.

## 381-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Skyway Midtown Incorporated, owner.

**SUBJECT**—Application May 17, 1960—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, non-automatic, office, sales, storage room and parking and storage of motor vehicles with a ground sign, for a stated term of twenty (20) years.

**PREMISES AFFECTED**—350-358 East Houston Street and 7-11 Avenue C, northwest corner, and 251-257 East 2nd Street, Block 384, Lots 30, 31 and 33, Borough of Manhattan.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Sidney M. Rosenfeld.

**ACTION OF BOARD**—Laid over to November 1, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 95-60-BZ

**APPLICANT**—Paul Friedman for Louis N. Nadelbach; owner; Sun Oil Company, lessee.

**SUBJECT**—Application May 23, 1960—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles, with ground sign, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—743-757 Linden Boulevard, northeast corner of Euclid Avenue, Block 4461, Lots 27, 31, 32, 33, 34, 35 and 38, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Harvey Fox, N.Y. City Housing Authority, Lilly & Israel Cohen.

**ACTION OF BOARD**—Laid over to November 1, 1960, at 10 A.M. for inspection and decision; applicant to submit letter; hearing closed.

## 1-60-BZ

**APPLICANT**—Victor E. Block for Sidjack Realty Corporation, owner.

**SUBJECT**—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—1668 Bryant Avenue, east side, 24.75 feet north of East 173rd Street, Block 3002, Lot 2, Borough of the Bronx.

### APPEARANCES—

For Applicant: Victor E. Block, Harry Kobrin and Harry Appleman.

For Opposition: None.

**ACTION OF BOARD**—Laid over to November 22, 1960, at 10 A.M. for inspection and hearing; applicant to send out new twenty day notices.

## 472-60-BZ

**APPLICANT**—Victor E. Block for Sidjack Realty Corporation, owner.

**SUBJECT**—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) vehicles.

**PREMISES AFFECTED**—1570 Hoe Avenue, east side, 75 feet south of East 173rd Street, Block 2989, Lot 20, Borough of the Bronx.

### APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

**ACTION OF BOARD**—Laid over to November 22, 1960, at 10 A.M. for inspection and hearing; applicant to send new twenty day notices.

## 312-24-BZ—Vol. II

**APPLICANT**—Kommel and Rogers for Benjamin Gursky, owner.

**SUBJECT**—Application reopened September 20, 1960 for consideration as to extension of term of variance, expired June 21, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 7A of the Zoning Resolution, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores); to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection.

**PREMISES AFFECTED**—1418-1424 Elm Avenue and 1310-1320 East 15th Street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Myron Kommel.

For Opposition: None.

**ACTION OF BOARD**—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, on May 24, 1949 as thereafter amended through January 5, 1960 this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation June 21, 1960; and

WHEREAS, this application was reopened on September 20, 1960 and set for hearing on October 18, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 18, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated July 1, 1960 acting on Alt. Applic. No. 2739-59, reads:

"1. The purpose of this amendment is to get a denial for the purpose of going to the Bd. of St. & Appeals for the renewal of Certificate of Occupancy #171279."  
—Denied.

*Resolved*, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 24, 1949 as



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amended through January 5, 1960 only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 402-40-BZ

**APPLICANT**—Alvin J. Sander for Agnes Hall, owner.  
**SUBJECT**—Application reopened September 20, 1960 for consideration as to extension of time to complete, expired March 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use, F area district, the erection and maintenance of a building to be used as an auto laundry, lubritorium, office and boiler room in conjunction with a gasoline service station on a plot previously occupied as a gasoline service station.

**PREMISES AFFECTED**—144-39 to 144-47 Farmers Boulevard, southeast corner of South Conduit Avenue, Block 4517, Lot 1 and part of Lot 3, Springfield, Borough of Queens.

### APPEARANCES—

For Applicant: Alvin J. Sander.

For Opposition: None.

**ACTION OF BOARD**—Application for extension of time to obtain permits and complete the work denied.

### THE VOTE TO GRANT—

Affirmative . . . . . 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker . . . . . 4

Absent: Commissioner Sleeper . . . . . 1

### THE RESOLUTION—

WHEREAS, on December 10, 1940 as thereafter amended through March 3, 1959, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation March 3, 1960; and

WHEREAS, this application was reopened on September 20, 1960 and set for hearing on October 18, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 18, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated June 16, 1960 acting on Alt. Applic. No. 2764-50, reads:

"1. This application previously approved by the Bd. of Sta. & Appeals Cal. #402-40-BZ must be returned to Bd. for extension time."

and

WHEREAS, the application was granted by the Board on December 10, 1940 and thereafter amended through March 3, 1959; and

WHEREAS, the site has been examined by a committee of the Board and the committee has found that no work has been done and the character of the neighborhood has changed.

*Resolved*, that the Board of Standards and Appeals does hereby *deny* this application.

## 602-48-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for William McCormack, owner.

**SUBJECT**—Application reopened February 9, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the continuance of the present use of a six (6) car garage and in addition under Section 7h, the parking and storage of motor vehicles for a term of ten (10) years.

**PREMISES AFFECTED**—8-14 Ford Street, westside, 41.94

feet south of Carroll Street, Block 1415, Lots 31, 32 and 33, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama and William McCormack.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker . . . . . 4

Negative: . . . . . 0

Absent: Commissioner Sleeper . . . . . 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 4, 1960 after due notice by publication in the Bulletin; laid over to October 18, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 4, 1960 acting on Alt. Applic. No. 3676-59, reads:

"1. Proposed extension of use and of plot, of an existing six (6) car garage to include parking and storage of motor vehicles in a lot located in a Residence use district is contrary to Article II Sect. 3 of the Zoning Resolution and contrary to Board of Standards and Appeals variance under Cal. #602-48-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution, to permit in a residence use district, the continuance of the present use of a six car garage and in addition under Section 7h the parking and storage of motor vehicles, for a term of ten years, *on condition* that the work shall be done in accordance with drawings filed with this application dated February 1, 1960, four sheets; on the *further condition* that a new five foot six inch high woven wire fence shall be constructed along Ford Street front and along the rear and south lot lines except where the garage and adjacent buildings occur; that the lot shall be cleaned and paved with gravel or steam cinders, treated with a binder, and graded so that it will drain properly; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 698-54-BZ

**APPLICANT**—Dalo Auto Body Works, owner.

**SUBJECT**—Application reopened September 20, 1960 for consideration as to extension of term of variance, expired July 26, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, a motor vehicle repair shop.

**PREMISES AFFECTED**—2953 Boston Road, west side 100 feet north of Paulding Avenue and 2918 Paulding Avenue, Block 4555, Lot 25, Borough of The Bronx.

### APPEARANCES—

For Applicant: Louis Levitz.

For Opposition: None.

**ACTION OF BOARD**—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker . . . . .

Negative: . . . . .

Absent: Commissioner Sleeper . . . . .



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## THE RESOLUTION—

WHEREAS, on July 26, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation July 26, 1960; and

WHEREAS, this application was reopened on September 20, 1960 and set for hearing on October 18, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 18, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated July 6, 1960 acting on Alt. Applic. No. 660-54, reads:

"1. In a business district the proposed motor vehicle repair shop, auto paint shop, welding is contrary to Art. 4 (29) of the Zoning Resolution."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1955 only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 187-55-BZ

APPLICANT—Leonard F. Rothkrug for Anthony D'Angelo, owner.

SUBJECT—Application reopened September 20, 1960 for consideration as to extension of time to obtain certificate of occupancy—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—356 Evergreen Avenue and 29-35 Harmon Street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Philip Granata.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, on May 29, 1956 as amended December 11, 1956, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation June 11, 1957; and

WHEREAS, this application was reopened on September 20, 1960 and set for hearing on October 18, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 18, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated July 8, 1960 acting on Alt. Applic. No. 1629-60, reads:

"1. Extend time of issuance for completion of work, Certificate of Occupancy to be issued." Denied.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 29, 1956, as amended through December 11, 1956, only as to the time to obtain permits and complete the work, so that as amended, this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 668-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application reopened September 20, 1960 for consideration as to extension of time to complete, expired March 31, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a municipal parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2869-2883 Pitkin Avenue, north side, from Sheridan Avenue to Grant Avenue, Block 4222, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred W. Hoveling.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, on March 31, 1959 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation March 31, 1960; and

WHEREAS, this application was reopened on September 20, 1960 and set for hearing on October 18, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 18, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 10, 1960, acting on Alt. App. #3184-58 reads:

Denied—"1 Refer to Board of Standards and Appeals for extension of time."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 31, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 669-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application reopened September 20, 1960 for consideration as to extension of time to complete, expired March 31, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a municipal parking lot for more than five (5) cars.

PREMISES AFFECTED—2885-2907 Pitkin Avenue, north side, from Grant Avenue to Elderts Lane, Block 4223, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred W. Hoveling.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, on March 31, 1959 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation March 31, 1960; and

WHEREAS, this application was reopened on September 20, 1960 and set for hearing on October 18, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 18, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 10, 1960, acting on Alt. App. #3183-58 reads:

Denied. "1. Refer to Board of Standards and Appeals for extension of time."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 31, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 35-59-BZ—Vol. II

APPLICANT—Max Siegel Associates for 30 West 58th Corporation and 23 West 57th Street Corporation, owners.

SUBJECT—Application reopened June 28, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, after demolishing two adjoining buildings, the extension of the existing parking lot for more than five motor vehicles into vacant area, for a term of five (5) years.

PREMISES AFFECTED—30-34 West 58th Street, south side, 400 feet west of Fifth Avenue and 23-25 West 57th Street, Block 1273, Lots 19, 20, 54, 55 and 56, Borough of Manhattan.

## APPEARANCES—

For Applicant: Max Siegel and Walter E. Sondheimer.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 4, 1960, after due notice by publication in the Bulletin; laid over to October 18, 1960 for inspection and decision; applicant to submit revised drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 2, 1960, acting on Alt. Applic. 603-60, reads:

"1—Parking and storage of more than 5 motor vehicles in a restricted retail district is contrary to Art. II, section 4-B(i) of the Zoning resolution.

2—Proposed extension of existing parking lot is contrary to Boards Resolution under Cal. #35-59-BZ and therefore must be referred back to the Board."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, after demolishing two adjoining buildings, the extension of the existing parking lot for more than five motor vehicles into vacant area, for a term of two years, *on condition* that the work shall be done in accordance with drawing filed with this application dated May 11, 1960, 3 sheets, and October 7, 1960, one sheet revised; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 625-59-BZ

APPLICANT—Burke, Green and Groh for Port Merrick Development Corporation, owner.

SUBJECT—Application September 18, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing, business and residence use, D area district, the erection of a one story extension to an existing warehouse building on the residence portion of the plot which exceeds the permitted area coverage for the D area district.

PREMISES AFFECTED—91-16 143rd Street, west side, 100.10 feet north of Archer Avenue, Block 9982, Lots 13, 18 and 27, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 4, 1960 after due notice by publication in the Bulletin; laid over to October 18, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 17, 1959 as amended by decision dated June 30, 1960, acting on Alt. Applic. No. 788-59, reads:

"1. Proposed extension of present warehouse on a plot located in a Business and Manufacturing use district and extending into a Residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution.

2. Proposed extension in a D area district exceeds 55% of unoccupied area of the lot and as such is contrary to Art. IV Sec. 14 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing, business and residence use, D area district, the erection of a one story extension to an existing warehouse building on the residence portion of the plot which exceeds



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the permitted area coverage for the D area district *on condition* that the work shall be done in accordance with drawings filed with this application dated July 14, 1960, seven sheets; on the *further condition* that there shall be constructed a brick wall 2 feet high on a concrete foundation with an iron picket fence on top of the brick wall, for a total height of five feet, six inches constructed along the 139th Street front with one 3 foot gate; that this wall shall return along the northerly lot line to meet the adjacent dwelling; that the northerly 30 feet of Lot 27 be paved with concrete; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 912-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the reconstruction of a gasoline service station extending the area and uses to include gasoline service station, lubritorium, minor auto repairs with hand tools only, as a permanent accessory use, car washing, salesroom, utility room, install four new 550 gallon tanks and erect a one story accessory building; open area will be used for parking and storage of motor vehicles.

PREMISES AFFECTED—152-01 to 152-07 Rockaway Boulevard (152-01 official) and 152-02 to 152-18 Baisley Boulevard, southeast corner, Block 12257, Lots 17 and 27, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Samuel Bodian, Park Dept.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

and Commissioner Becker ..... 3

Negative: Commissioner Fox ..... 1

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 4, 1960 after due notice by publication in the Bulletin; laid over to October 18, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1959 acting on N.B. Applic. No. 4352-59, reads:

"1. Proposed demolition, reconstruction, extension of plot and use of an existing office, lubritorium, auto laundry, gasoline station, minor repairs (limited to the use of hand tools only) to—Gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles in a plot located within a Business Use district is contrary to Art. II sect. 4(a) subsections 29 & 46 of the Zoning Resolution.

2. Proposed ground sign in a Business Use district is contrary to Art. II sect. 4(a) (49) of the Zoning Resolution.

Note: Those premises was subject to Board of Standards and Appeals variance under Cal. #128-47-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a of the Zoning Resolution, to permit in a business use district, the

reconstruction of a gasoline service station, lubritorium, minor auto repairs with hand tools only as a permanent accessory use, car washing, salesroom, utility room, install four new 550 gallon tanks and erect a one story accessory building, the open area to be used for parking and storing of motor vehicles; *on condition*, that the work shall be done in accordance with drawings filed with this application dated February 3, 1960, 4 sheets and July 8, 1960, 1 sheet; *on further condition* that the curb cuts on Baisley Boulevard shall be left in the same locations that they are now; that all laws, rules and regulations applicable shall be complied with; that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 32-60-BZ

APPLICANT—A. H. Salkowitz for Harry Krupnick, owner.

SUBJECT—Application January 13, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit the extension of the first and second floor of an existing one family dwelling into the required set back line of a G-1 area district.

PREMISES AFFECTED—65-44 182nd Street, (65-42 182nd Street official), northwest corner of 67th Avenue, Block 7088, Lot 44, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 4, 1960 after due notice by publication in the Bulletin; laid over to October 18, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1959 as amended by decision dated March 7, 1960 acting on Alt. Applic. No. 1620-59, reads:

"1. The proposed extension on first and second floor further encroaching on the required setback from the street line in a G-1 area district is contrary to Art. IV Sec. 16-c Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to permit the extension of the first and second floor of an existing one family dwelling into the required setback line of a G-1 area district *on condition* that the work shall be done in accordance with drawings filed with this application dated January 13, 1960, one sheet and July 14, 1960, seven sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 104-60-BZ

APPLICANT—Joseph Schafran for Grace Battaglini and Angela Mondello, owners.



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SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district the reconstruction of the service building of an existing gasoline service station and extend the uses to include minor auto repairs.

PREMISES AFFECTED—1672 Castle Hill Avenue, southeast corner of Parker Street, Block 3990, Lots 48 and 50, Borough of The Bronx.

## APPEARANCES—

For Applicant: Joseph Schafran.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1960 after due notice by publication in the Bulletin; laid over to October 11, 1960 for continued hearing; applicant to submit revised drawings showing pumps moved back from street line; then to October 18, 1960 for decision, applicant to submit revised drawing; and

WHEREAS, the decision of the Borough Superintendent, dated January 18, 1960 acting on N.B. Applic. No. 1788-59, reads:

"1. Proposed office, gasoline & oil selling, lubrication & auto repair in a retail use district is contrary to Art. II Sect. 4-A of the Z. R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7a and i of the Zoning Resolution, to permit in a retail use district, the reconstruction of the service building of an existing gasoline service station and to extend the uses to include minor auto repairs on condition that the work shall be done in accordance with drawings filed with this application dated February 17, 1960, 7 sheets, July 13, 1960, 3 sheets, and October 13, 1960, one sheet, revised; that there shall be no parking of cars on the sidewalk; that the curb cut on the northerly street line on Parker Street be omitted and the curb restored; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 339-60-BZ

APPLICANT—E. Richard Crino for Santo and Rosina Gaudio, owners.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of an existing two family dwelling to a three family dwelling.

PREMISES AFFECTED—1936 Hering Avenue, east side, 312.50 feet south of Neill Avenue, Block 4276, Lot 60, Borough of the Bronx.

## APPEARANCES—

For Applicant: E. Richard Crino.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 4, 1960 after due notice by publication in the Bulletin; laid over to October 18, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 28, 1960 as amended by decision dated May 11, 1960 acting on Alt. Applic. No. 108-60, reads:

"1. The proposed alteration of a 3 story non-fireproof 2 family residence to a 3 family class A converted dwelling in an E-1 district is in violation of Sec. 15A(a) Art. IV Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of an existing two family dwelling, to a three family dwelling, on condition that the work shall be done in accordance with drawings filed with this application dated May 4, 1960, 4 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 340-60-BZ

APPLICANT—E. Richard Crino for Angelo Mucci, owner.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of an existing two family dwelling into a three family dwelling.

PREMISES AFFECTED—1938 Hering Avenue, east side, 275.00 feet south of Neill Avenue, Block 4276, Lot 61, Borough of the Bronx.

## APPEARANCES—

For Applicant: E. Richard Crino.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 4, 1960 after due notice by publication in the Bulletin; laid over to October 18, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 28, 1960 as amended by decision dated May 11, 1960 acting on Alt. Applic. No. 107-60, reads:

"1. The proposed alteration of a 3 story non-fireproof 2 family residence to a 3 family class A converted dwelling in an E-1 district is in violation of Sec. 15A(a) Art. IV Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore en-



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titled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of an existing two family dwelling into a three family dwelling, *on condition* that the work shall be done in accordance with drawings filed with this application dated May 4, 1960, four sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 341-60-BZ

APPLICANT—E. Richard Crino for John Marino, owner.  
SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the extension of an existing three car garage encroaching on the required setback from the street line.

PREMISES AFFECTED—2003-2005 Hering Avenue, northwest corner of Neill Avenue, Block 4308, Lot 18, Borough of the Bronx.

### APPEARANCES—

For Applicant: E. Richard Crino.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 4, 1960 after due notice by publication in the Bulletin; laid over to October 18, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent dated April 28, 1960, acting on Alt. App. 1105-59 reads:

A-1 "The existing 3 car garage of masonry (non fireproof) construction and accessory use to the frame dwellings on the same lot is located in an E-1 area Zoning district. Therefore the enlargement and extension of the garage in the required 15 ft. setback of the "street wall" from the "street line" is contrary to Sec. 15-A Subdiv. (c) of the Zoning Resolution";

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the extension of an existing three car garage encroaching on the required setback from the street line *on condition* that the work shall be done in accordance with drawings filed with this application dated May 4, 1960, three sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 394-60-BZ

APPLICANT—De Rose and Cavalieri for Jack Rotner, owner; Valentine Parking Corporation, lessee.

SUBJECT—Application May 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the passenger type on a non-transient basis for a period of five (5) years.

PREMISES AFFECTED—2903-2907 Valentine Avenue, west side, 81.15 feet south of East 199th Street, Block 3305, Lots 45 and 47, Borough of the Bronx.

### APPEARANCES—

For Applicant: Geo. J. Cavalieri.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 4, 1960 after due notice by publication in the Bulletin; laid over to October 18, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 22, 1960 acting on Alt. Applic. No. 305-60, reads:

"1. Proposal to change the use of subject premises (located in a Residence Use District) from vacant land to parking and storage lot for more than five (5) motor vehicles is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles of the passenger type on a non-transient basis for a period of five years: *on condition* that the work shall be done in accordance with drawings filed with this application dated May 20, 1960, two sheets; that on the *further condition* that any necessary retaining walls shall be constructed as required by the Borough Superintendent; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 397-60-BZ

APPLICANT—Samuel Carr for 13 East 75th Street Corporation, owner.

SUBJECT—Application May 23, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing four story basement and cellar building, occupied as a two family dwelling, the use of a portion of the basement and first floor as an art gallery in conjunction with a one family occupancy and one family occupancy on the 2nd, 3rd and 4th floors.

PREMISES AFFECTED—13 East 75th Street, north side, 132 feet west of Madison Avenue, Block 1390, Lot 111, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: None.



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ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 4, 1960, after due notice by publication in the Bulletin; laid over to October 18, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 5, 1960, acting on Alt. Applic. 1018-59, reads:

"1) The use of portion of basement floor as an 'Art Gallery' in a Residence district is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing four story, basement and cellar building, occupied as a two-family dwelling, the use of a portion of the basement and first floor as an art gallery in conjunction with a one family occupancy and with one family occupancy on the second, third and fourth floors, for a period of five years, on condition that the work shall be done in accordance with drawings filed with this application dated May 23, 1960, five sheets, and October 5, 1960, 4 sheets, revised; that there may be a bronze sign limited in size to one square foot at the entrance to the building; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 398-60-A

APPLICANT—Samuel Carr for 13 East 75th Street Corporation, owner.

SUBJECT—Application May 23, 1960—appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—13 East 75th Street, north side, 132 feet west of Madison Avenue, Block 1390, Lot 111, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Carr.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 5, 1960 on Alt. Applic. 1018-59, reads:

"2—Egress from upper stories through Art Gallery in basement is contrary to Sect. C26-289.0, subdivision (2)f of the Admin. Code."

and

WHEREAS, the applicant states that the building is 17 feet by 102 feet 2 inches in area, 4 stories, basement and cellar, 57 feet high, of class 3 construction, located in residence use, B area, class 1½ height district, built in 1891, now used and occupied since 1891; cellar—boiler and storage; basement, 1st, 2nd, 3rd and 4th floors—1 family; that the proposed use and occupancy will be: cellar—boiler and storage; basement and 1st floor—1 family plus art gallery; 2nd, 3rd and 4th floors—1 family; and

WHEREAS, the applicant states that in addition to background arguments for Cal. No. 397-60-BZ appeal case filed simultaneously herewith it is to be noted that requiring an enclosed stairway will destroy the esthetic effect of the wide opening stairway now existing which is as close to the vestibule emerging directly on street; that such an enclosure would cut down usable space in this narrow room and will measurably effect its rentability; that the desirability of spaciousness of the 1st floor hallway will likewise be destroyed; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated May 5, 1960, acting on Alt. App. 1018-59, Objection No. 2 be and it hereby is modified and that the appeal be and it hereby is granted on condition that all of the requirements of the Resolution adopted this day by the Board under Cal. No. 397-60-BZ shall be complied with; and that a certificate of occupancy be obtained.

Adjourned: 12:30 P. M.

JAMES P. MULROY, Secretary.

## REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 18, 1960, 2 P.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker.

## 647-48-SA

APPLICANT—Automatic Burner Corp., owner—additional models oil burners.

## APPEARANCES—

For Applicant: W. A. Doermann.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

647-48-SA—Vol. II—Amendment to a resolution as to additional models of oil burners.

Automatic Burner Corp., Chicago, Illinois, requested that the resolution adopted May 3, 1949 and amended through November 13, 1957 under Calendar Number 647-48-SA—Vols. I & II be reopened and amended so as to include additional models of oil burners.

USE: Gun type oil burner.

DESCRIPTION: The requested Models 97 and 98 are basically the same as the approved models differing only as to the styling of the housing. The requested models have been approved by the Underwriters' Laboratory.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted May 3, 1949 and amended through November 13, 1957 under Calendar Number 647-48-SA—Vol. I be reopened and amended so as to include the additional oil burners, Models 97 and 98, on condition that the requirements of the resolution adopted May 3, 1949 and amended through November 13, 1957 under Calendar Number 647-48-SA—Vol. I be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.



# MINUTES

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 283-50-SA

APPLICANT—Automatic Burner Corp., owner—additional models oil burners.

### APPEARANCES—

For Applicant: W. A. Doermann.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

283-50-SA—Vol. II—Amendment to resolution as to additional models of oil burner.

Automatic Burner Corp., Chicago, Illinois, requested that the resolution adopted October 17, 1950 and amended through December 16, 1958 under Calendar Number 283-50-SA—Vol. I and Vol. II be reopened and amended so as to include additional models of oil burners.

USE: A gun type oil burner.

DESCRIPTION: The requested models are basically the same as the presently approved models differing only as to the motor and pumps; the new models having motor and pump with 3450 r.p.m. instead of 1750 r.p.m. The burners have been approved by the Underwriters' Laboratory.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 17, 1950 and amended through December 16, 1958 under Calendar Number 283-50-SA—Vol. I and Vol. II be reopened and amended so as to include the Models 95 and 96 and 95A and 96A, on condition that the requirements of the resolution adopted October 17, 1950, and amended through December 16, 1958 under Calendar Number 283-50-SA—Vol. I are complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 211-53-SA

APPLICANT—Speed-Queen, owner—washing machine.

### APPEARANCES—

For Applicant: F. W. Buelow.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

211-53-SA—Amendment to resolution as to additional models of automatic washers.

Speed Queen, Division of McGraw-Edison, Ripon, Wisconsin, requested that the resolution adopted November 4, 1953 and amended at various times through April 26, 1960 under Calendar Number 211-53-SA be reopened and amended so as to include additional models of washing machines.

USE: Nine pound clothes washing machine.

DESCRIPTION: The requested Model A-34 is basically the same as the Model A-24, approved December 1, 1959 with the following exceptions:

### Model

A-34 — Water supply inlet altered—AW gap increased to  $1\frac{5}{16}$ ". Redesigned control panel and panel light.

A-34F — Same as A-34 except that the tub is stainless steel instead of porcelain.

A-34W — Same as A-34 except equipped with suds saver.

A-34WF — Same as A-34 except has stainless steel tub.

A-35 — Same as A-25, approved December 1, 1959, except that the control panel has been redesigned.

A-35F — Same as A-35 except equipped with stainless steel tub.

A-36 — Same as A-34 except equipped with positive fill to insure tub filling.

A-36F — Same as A-36 except has stainless steel tub.

A-204 — Same as A-203, approved April 26, 1960, except that timing has been changed.

A204F — Same as A-204 except equipped with stainless steel tub.

A-205 — Same as A-204 except timing cycle and positive fill.

A-205F — Same as A-205 equipped with stainless steel tub.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 4, 1953 and amended at various times through April 26, 1960 under Calendar Number 211-53-SA be reopened and amended so as to include the additional models of washing machines as herein described, on condition that the requirements of the resolution adopted November 4, 1953, and amended at various times through April 26, 1960 under Calendar Number 211-53-SA are complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 681-53-SA

APPLICANT—Speed-Queen, owner—gas-fired dryer.

### APPEARANCES—

For Applicant: F. W. Buelow.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Affirmative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

681-53-SA—Amendment to resolution as to additional models of gas fired clothes dryers.

Speed Queen, Ripon, Wisconsin, requested that the resolution adopted November 15, 1955 and amended at various times through April 26, 1960 under Calendar Number 681-53-SA be reopened and amended so as to include additional models of gas fired clothes dryers.

USE: Appliance is a gas fired wet clothes dryer.

DESCRIPTION: The requested Models 137 and 137F are basically the same as the previously approved models differing only insofar as the cylinder and cabinet styling. The cylinder of the Model 137 is of zinc grip steel and Model 137F is of stainless steel. The Models 137 and 137F have been approved by the American Gas Association.



# MINUTES

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted November 15, 1955 and amended at various times through April 26, 1960 under Calendar Number 681-53-SA be reopened and amended so as to include the Models 137 and 137F gas fired clothes dryers, on condition that the requirements of the resolution adopted November 15, 1955 and amended at various times through April 26, 1960 under Calendar Number 681-53-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 859-55-SA

**APPLICANT**—Prat Daniels, Panelbloc Div., owner—gas-fired space heater.

### APPEARANCES—

For Applicant: David Y. Robinson.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
859-55-SA—Amendment to resolution as to additional model gas fired space heater.

D. Y. Robinson for Prat Daniels requested that the resolution adopted June 26, 1956 and amended July 14, 1959 under Calendar Number 859-55-SA be reopened and amended so as to include an additional model of gas fired heater.

**USE:** Suspended type gas fired heater for industrial or commercial use.

**DESCRIPTION:** The requested Model CRH-125 is basically the same as the approved models, differing only insofar as the reflector. The reflector has been redesigned so that the heaters may be installed at a higher elevation above floor level and the heat pattern will cover the same area as the presently approved heater which must be installed at a lower elevation from floor level.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted June 26, 1956 and amended July 14, 1959 under Calendar Number 859-55-SA be reopened and amended so as to include the additional Model CRH-125 gas fired space heater, on condition that the requirements of the resolution adopted June 26, 1956 and amended July 14, 1959 under Calendar Number 859-55-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 682-56-SM

**APPLICANT**—Bestwall Gypsum Co., owner—additional fire rated partition.

### APPEARANCES—

For Applicant: John G. O'Connor.

**ACTION OF BOARD**—Application reopened and resolution

amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
682-56-SM—Amendment to resolution as to additional fire rated partition.

Bestwall Certain-teed Sales Corp., Ardmore, Pa., requested that the resolution adopted May 21, 1957 under Calendar Number 682-56-SM be reopened and amended so as to permit the approved material to be used as a component part of a one hour fire resistive partition.

**USE:** A one hour fire resistive partition.

**DESCRIPTION:** The partition is a 2¼ inches thick non-load bearing partition and is installed in the following manner: The ceiling runner either fireproof wood or metal and baserunner of metal, 1½ inches deep, ¾ inch wide and ⅝ inch flanges formed of 20 gauge steel are attached to the floor and ceiling. The gypsum panels are mill laminated and each panel consists of three ¾ inch laminated gypsum sheets, two being 2'-0" wide and the inner sheet consists of three pieces of 0'-4" wide gypsum sheet; one of the strips is attached to the center of the inner face and the other two so attached as to form a lap joint of 0'-2"; one strip extending 0'-2" over the outer edge of the inner sheet and the other strip set back 0'-2" from the other edge of the inner sheet. This completed panel is attached to the metal base and ceiling runner by means of No. 10 metal screws 0'-8" on centers and in the case of fireproof wood runners by means of 4d nails also 0'-8" on centers.

A mastic laminating compound is then applied to the inner strips of the interior face and the panels forming the opposite face of the partition are then mounted in a similar manner, as the first face. The two panels are further joined by means of No. 14 by 1½" Phillips Head Screws spaced 1'-4" on centers and all exposed joints, screw and nail heads are sealed and covered with grout.

**INSPECTION AND TEST:** A partition, constructed as herein described, was tested in accordance with the requirements of Sections C26-591. and C26-592.0 Administrative Building Code and successfully met the requirements of a one hour fire resistive partition. The complete report of Ohio State University Engineering Experiment Station is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted May 21, 1957 under Calendar Number 682-56-SM be reopened and amended so as to include the use of Bestwall ¾ inch gypsum board as a component part of a partition constructed as herein described, having a fire resistive rating of one hour for use in New York City in locations wherein a one hour fire resistive partition is required, on condition that the requirements of the resolution adopted May 21, 1957 under Calendar Number 682-56-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 702-56-SA

**APPLICANT**—Aeroil Products, Inc., owner—additional gas salamander.

### APPEARANCES—

For Applicant: C. G. Carlsson.



# MINUTES

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

702-56-SA—Amendment to resolution as to additional model of gas-fired salamander.

Aeroil Products, Inc., South Hackensack, New Jersey, requested that the resolution adopted December 18, 1956 under Calendar Number 702-56-SA be reopened and amended so as to include the additional Model 50-VP gas-fired salamander.

**USE:** Space heater for temporary use in the setting and drying of concrete and plaster construction work.

**DESCRIPTION:** The requested model is similar to the approved model, differing only as to BTU input; being rated at 50,000 BTU per hour; in all other respects the models are similar.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted December 18, 1956 under Calendar Number 702-56-SA be reopened and amended so as to include the additional Model 50-VP Gas-Fired Salamander rated at 50,000 BTU per hour input, on condition that the requirements of the resolution adopted December 18, 1956 under Calendar Number 702-56-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 2-58-SM

**APPLICANT**—Sefen Ltd., owner—fiber board.

## APPEARANCES—

For Applicant: William Shuldiner.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

2-58-SM—Israel Purchasing Service, Inc., New York, for Sefen Ltd., Emek Hayarden, Israel, filed February 21, 1958 an application with the Board of Standards and Appeals for approval of the material known as Sefen Board under the provisions of the Fiber Board Rules of the Board and Sections C26-538.0 and C26-680.0.2 Administrative Building Code. The application was set for hearing September 22, 1959 but was laid over by the Board for further consideration.

**USE:** The material is to be used as an insulating wall board or for exterior sheathing.

**DESCRIPTION:** The material is an insulation fiber board manufactured from wood pulp and is asphalt impregnated for weathering purposes.

The board is manufactured in the customary manner from logs that have been shredded and pulped, then formed by the extruding process dried and cured.

**INSPECTION AND TEST:** The applicant has submitted the results of tests conducted by the Haller Testing Labora-

tory and the material successfully met the requirements of the Fiber Board Rules of the Board. The applicant has also submitted the result of a racking test conducted on a panel constructed of 2" x 4" studs, 16" on centers and sheathed with Sefen Board; the panel was braced with a 1" x 6" diagonal brace. The Sefen board was attached to the studs with 6d nails—3" on center at the perimeter and 6" on center on the intermediate studs. The panel successfully met a thrust of 6100 pounds.

The applicant has also submitted flow sheet layout drawings and a technical report prepared by the Technoin Research and Development Foundation, Ltd., which foundation was inspected by a committee of the Board.

**RECOMMENDATION:** On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Sefen Board as herein described for use in accordance with the Fiber Board Rules of the Board. When the ½ inch board is used for sheathing, full length and width boards shall be used; over doorways and over and under windows vertical and horizontal 2" x 4" shall be provided so as to provide nailing bases along all edges of the board so used. Short filler pieces, when used, shall be applied in the center of the wall being sheathed and all bracing of the frame shall be 1" x 6" diagonal bracing and that all cartons or packages in which this material is shipped shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 92-58-SM".

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 309-58-SM

**APPLICANT**—Oliver Manufacturing Supply Co., owner.

## APPEARANCES—

For Applicant: Patsy Pellegrino.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, and Commissioner Becker ..... 3  
Negative: Commissioner Fox ..... 1  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

309-58-SM—Oliver Manufacturing Supply Co., owner, filed May 16, 1958 for approval of the material known as Oliver Concrete Block Products for Masonry Walls for use in New York City under the provisions of Section C26-309.0, Administrative Building Code.

**USE:** The purpose of these blocks is for use in masonry construction.

**DESCRIPTION:** These load bearing blocks are made in various sizes of three types of materials, namely, cinder, 8 x 8 x 16, 8 x 8 x 18, Gravel, 8 x 12 x 16—2 cell, 8 x 12 x 16—3 cell, 8 x 8 x 18, Waylite, 8 x 8 x 16, 8 x 8 x 18.

Upon delivery of materials at a receiving point at the plant a conveyor belt transports cement, sand and aggregates to separate storage bins. The scales are set for volume by weight of each material from storage bins into the hoppers. The water ratio is controlled by a moisture meter which determines the correct proportion of water for mix by volume. The above method is continuous as long as the machines are in operation during a normal work day.

The mix data is as follows:



# MINUTES

Type 3A Cement in Bulk by weight. All aggregates by weight.

## Cinder Mix—by Volume

1 sack cement  
1.65 cu. ft. sand  
7.7 cu. ft. cinders  
5.5 gal. water per sack of cement

## Concrete Mix—by Volume

1 sack cement  
6.5 cu. ft. sand  
5.35 cu. ft.  $\frac{1}{8}$ " gravel  
5.5 gal. water per sack of cement

## Waylite Mix—by Volume

1 sack cement  
1 cu. ft. sand  
3.5 cu. ft. fine Waylite  
5.1 cu. ft. coarse Waylite  
5.5 gal. water per sack of cement

The hopper is then conveyed to a mixer that automatically requests additional material when empty. When this material is thoroughly mixed, it is fed into a chute which in turn feeds into a Besser machine that forms 1080 blocks per hour. The freshly moulded blocks are delivered from the forming machine on steel plates to the curing racks. The curing racks carrying the freshly moulded blocks are then transported by a fork lift to a 125 foot long kiln. The kiln is large enough to accommodate a capacity of 54,000 blocks; no block is removed from the kiln before 24 hours elapses. Curing is done by high pressure steam at a constant temperature of 160°. The curing is automatically controlled for the length of time for setting, steam baking and cooling.

**INSPECTION AND TEST:** The plant of the applicant at Port Reading, New Jersey, was inspected by Ass't. Architect T. W. Farricker.

Tests in accordance with the requirements of the Masonry Rules were conducted at the Haller Testing Laboratories, Plainfield, New Jersey, and successfully met the requirements of Section C26-326.0, except for Waylite, with the following results:

**Concrete Blocks—8 x 8 x 18—3 cell—Hollow L.B.**

Compression (average of 4 specimens) — 1509 p.s.i.  
Absorption percent (average of 4 specimens) 9.22 p.s.i.

**Concrete Blocks—8 x 12 x 16—2 cell—Hollow L.B.**

Compression (average of 2 specimens) — 1394 p.s.i.  
Absorption percent (average of 2 specimens) 5.95 p.s.i.

**Concrete Blocks—8 x 12 x 16—3 cell—Hollow L.B.**

Compression (average of 2 specimens) — 1373 p.s.i.  
Absorption percent (average of 2 specimens) 13.62 p.s.i.

**Cinder Blocks—8 x 8 x 16—3 cell—Hollow L.B.**

Compression (average of 3 specimens) — 1046 p.s.i.  
Absorption percent (average of 3 specimens) 14.0 p.s.i.

**Cinder Blocks—8 x 8 x 18—3 cell—Hollow L.B.**

Compression (average of 3 specimens) — 1423 p.s.i.  
Absorption percent (average of 3 specimens) 12.1 p.s.i.

**Waylite Blocks—8 x 8 x 16—3 cell—Hollow L.B.**

Compression (average of 3 specimens) — 1009 p.s.i.  
Absorption percent (average of 3 specimens) 16.3 p.s.i.

The complete report is on file with and is part of the record.

Under Rule 5.3 of the Masonry Rules, the allowable maximum absorption shall not exceed 15 pounds of water per cubic foot of concrete nor shall the moisture content when delivered exceed 40 percent of the total absorption based on an average of five units as tested.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as Oliver Concrete Block Products for Masonry Walls for use in New York City as described herein meet the requirements of

the Board's Rules for the manufacture, testing and use of Concrete Masonry Units, except the Waylite Concrete Masonry Units which did not meet the requirements of Rule 5.3 shall not be used for exterior use. The Committee on Tests recommends approval under Section C26-190.0a use under Section C26-309.0. The approval is recommended on the condition that the Masonry Rules of the Board of Standards and Appeals be complied with, and further that all bills of lading shall be stamped "Approved by the Board of Standards and Appeals under Calendar Number 309-58 SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 506-58-SA

**APPLICANT—**Ohio Foundry and Manufacturing Co., owner—additional gas-fired heaters.

**APPEARANCES—**

For Applicant: None.

**ACTION OF BOARD—**Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE—**

Affirmative: Chairman Foley, Commissioner Fox and Commissioner Becker .....

Negative: Vice-Chairman Kleinert .....

Absent: Commissioner Sleeper .....

**THE RESOLUTION—**

WHEREAS, the report of a Committee on Test reads, 506-58-SA—Amendment to resolution as to additional models of gas fired heaters.

Ohio Foundry and Manufacturing Co., requested that the resolution adopted March 31, 1959 under Calendar Number 506-58-SA be reopened and amended so as to include additional models of gas fired heaters.

**USE:** Gas fired heaters for installation on an outside wall.  
**DESCRIPTION:** The requested Models No. 1010, 1010-IV, 1017 and 1017M are basically the same as the approved unit differing only as to B.T.U. input, ranging from 10,000 to 17,500 B.T.U. per hour and change in the cabinet styling. The requested models have been approved by the American Gas Association.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted March 31, 1959 under Calendar Number 506-58-SA be reopened and amended so as to include the Ohio Foundry and Manufacturing Co. gas fired heaters Models Brilliant Fire, Ohio Radiant & Subburst, Nos. 1010, 1010-1W, 1017 and 1017-M, on condition that the requirements of the resolution adopted March 31, 1959 under Calendar Number 506-58-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director

JOHN A. DARTS,  
Asst. Engr.

GEORGE F. SKLENARIK,  
Asst. Engr.

Committee on Test

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 108-59-SM

**APPLICANT—**Pilkington Brothers, Limited, owner.

**APPEARANCES—**

For Applicant: J. H. McQuiston and W. J. Almond.



# MINUTES

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 108-59-SM—Pilkington Brothers, Ltd., Lancashire, England, filed for approval of the material known as Pilkington Polished Wire Glass and Wired Cast Square Mesh and Hexagonal Mesh under the provisions of Section C26-191.0 Administrative Building Code.

**USE:** Wire glass to be used in glazing of doors and windows.

**DESCRIPTION:** The hexagonal mesh window glass consists of plate glass with a steel wire mesh. The size of the mesh is  $\frac{7}{8}$  inches of No. 26 gauge wire. The wired glass is  $\frac{1}{4}$ " thick weighing  $3\frac{1}{2}$  lbs. per sq. ft.

In manufacture, two sheets of glass of equal thickness are rolled out separately and the wire mesh is fed in between the two sheets while the glass is in a semi-molten state.

The square mesh window glass is manufactured in the same manner and of the same material except for the mesh being  $\frac{1}{2}$  inch.

**INSPECTION AND TEST:** The applicant submitted a report of a fire test conducted by the Joint Fire Research Organization showing that the glass is able to withstand a one hour fire resistive test. There was no hose stream test conducted on the window. The complete report is on file with and is part of the record.

**RECOMMENDATION:** On the basis of the data filed by the applicant, the Committee on Test recommends the approval of the material known as Pilkington Polished Wire Glass with Cast Square and Hexagonal Wire Glass under the provisions of Sections C26-189.0 and C26-191.0 and C26-668.0 Administrative Building Code and of the Labor Law, subject to the limitations therein contained. When the glass, as tested, for openings required to have a fire resistive rating, the window sash shall be approved by the Board, for such use. Each sheet of glass marketed under this approval shall be marked or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 108-59-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 196-59-SA

**APPLICANT**—Manufacturers Sales Associates for Armstrong Products Corp., owner.

## APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 196-59-SA—Amendment to resolution as to additional models of gas-fired space heaters.

Manufacturers Sales Associates for Armstrong Products Corp., requested that the resolution adopted October 14,

1959 under Calendar Number 196-59-SA be reopened and amended so as to include additional models of gas fired space heaters.

**USE:** Gas-fired space heaters, not to be used in garages or places of explosive atmospheres.

**DESCRIPTION:** The requested Models 220-ST4R 20M BTU, 222-ST4R 22M BTU and 230-A ST4R 30M BTU, are basically the same as approved models differing only insofar as cabinet styling. The requested models have been approved by the American Gas Association.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted October 14, 1959 under Calendar Number 196-59-SA be reopened and amended so as to include the additional Models, 220-ST4R 20M BTU, 222-ST4R 22M BTU and 230-A-ST4R 30 M BTU gas fired space heaters, on condition that the requirements of the resolution adopted October 14, 1959 under Calendar Number 196-59-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 369-59-SM

**APPLICANT**—Robinson Brick and Tile Company, owner.

## APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 369-59-SM—Robinson Brick & Tile Co., Denver, Colorado, filed for approval of the material Robco  $\frac{3}{8}$  Vitri Neer under the provisions of Veneering Rules of the Board.

**USE:** Interior and exterior veneering material.

**DESCRIPTION:** The material is a high fired ceramic facing tile, 12" x 16" x  $\frac{3}{8}$ " thick. The tile weighs 4 lb. per sq. ft. The tile has ribs  $\frac{1}{16}$ " deep by  $\frac{1}{4}$ " wide and spaced  $\frac{1}{2}$ " on centers.

**INSPECTION AND TEST:** Freezing & Thawing tests were conducted on the tile in accordance with the requirements of ASTM C67-57 (Freezing & Thawing). The allowable loss under ASTM shall not exceed 1% where as the test specimens showed an average loss of 0.3%. The tests were conducted by Commercial Testing Laboratory. Copy of the test is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as Robco  $\frac{3}{8}$  Vitri Neer for use in New York City as an exterior and interior incombustible veneering material, on condition that the installation shall comply with the requirements of the Veneering Rules of the Board and all cartons in which the material is marketed shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 369-59-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.



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*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 411-59-SM

APPLICANT—Kilroy Metal Products, Inc., owner— $\frac{3}{4}$  hr. fire resistive window.

### APPEARANCES—

For Applicant: Hilda Schinella.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

411-59-SM—Kilroy Metal Products, Inc., Brooklyn, New York, filed an application for approval of the material known as Royline Window Model, K-448, under the provisions of Section C26-610.0 Administrative Building Code.

USE: A  $\frac{3}{4}$  hour fire resistive opening protective assembly.

DESCRIPTION: This window was constructed of 18 gauge electro-galvanized strip steel with a 16 gauge sill member, parting of 20 gauge and the head cover of 22 gauge steel. The upper sash was fixed. The lower sash was movable and suspended by tapes of stainless steel from two enclosed and removable motor spring type balances to balance the sash. An Underwriters' approved fusible link was used to connect the lower sash with the supporting tapes. The frame members were one piece cold rolled, running continuous from head to sill and from jamb to jamb. Sash members were of one piece cold rolled, tubular shape  $\frac{7}{8}$ " deep. Corners of frame and sash were telescoped and welded. Muntins were hot rolled tees, welded to sash members and with welded cross joints.

The window was glazed with 12 lights of  $\frac{1}{4}$ " wire glass,  $9\frac{3}{4}$ " x  $9\frac{1}{4}$ " in size. The glass was set in putty with wire glazing clips and clip angles. Four angles, 4" long were provided on the upper and lower rows of lights. These angles were screwed into top and bottom rails and stiles and bolted through the muntin. The middle rows of six lights were secured with only three clips, none was provided at the meeting rails.

The full size assembly was approximately 2' 8" in width by 3' 9" in height.

INSPECTION AND TEST: The window was tested at the Protexol Laboratories in Kenilworth, New Jersey, and the test was witnessed by Ass't. Engr. G. F. Sklenarik.

The furnace temperature was regulated in accordance with the standard time temperature curve. After 25 minutes a slight warping was observed but the window remained intact and successfully prevented the passage of smoke or flame from the furnace. Window lights were cracked but remained firmly in the openings for the full duration of the test—45 minutes.

Immediately after the fire test a hose stream test was applied in accordance with the code. After 20 seconds the glass was essentially intact but became dislodged before completion of the test—43 seconds; the window framing was not affected.

The window area, less than 12 square feet, would require a hose stream application for about 8 seconds based on a 1 minute application per 100 square feet of area in accordance with Section C26-610.0 Administrative Code. As the lights were intact up to 20 seconds of hose application, the window met the requirements.

The complete test report dated July 6, 1960 is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Royline Window, Model K-448, for use wherever a fire resistive opening protective assembly (fire window) is required as

provided in Sub Article 7, Article 11, Administrative Building Code provided that the window is constructed as described and that all inspection, labeling and other pertinent requirements of the Board's Rules for the Inspection of Opening Protective Assemblies are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 421-59-SM

APPLICANT—Republic Steel Corporation, Truscon Division for Republic Steel Corporation, owner.

### APPEARANCES—

For Applicant: C. B. McGehee, B. J. McGowan and W. H. Hunt.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
421-59-SM—Republic Steel Corp., Truscon Division, filed for approval of the material known as Truscon Aluminum Casement, Double and Single Hung, Projected and Awning Type Windows, under the provisions of Sections C26-650.0 Administrative Building Code.

USE: Aluminum windows to be used in locations where a fire resistive opening protective assembly is not required.

DESCRIPTION: The various types of windows are all constructed of 63S-T5 aluminum alloy.

The awning type is constructed of solid extruded sections. The overall depth of the frame shall be a minimum of  $1\frac{7}{8}$ " and the overall depth of the ventilator sections is 1". The combined weight of frame and ventilator is 0.975 lbs. per foot. The torque bar is of cadmium plated steel and all operating arms, bolts, pins, rivets, etc. are either aluminum or stainless steel.

The casement type is constructed of solid extruded sections, not less than  $1\frac{3}{32}$ " deep with the ventilator section not less than  $1\frac{1}{8}$ " deep and  $\frac{3}{16}$ " web member. The hardware shall consist of die cast aluminum roto operator, the locking handle zinc die cast and the guides, guide buttons and keepers are of stainless steel.

The projected type is constructed of extruded members, the overall depth of frame is a minimum of  $1\frac{1}{2}$ "; ventilator section  $1\frac{5}{8}$ " and thickness of web  $\frac{1}{8}$ " and the hardware is polished white bronze.

The double and single hung windows are constructed of extruded members having a minimum thickness of 0.062" and all hardware is of solid white bronze.

INSPECTION AND TEST: The alloy used in the manufacture of the windows 63S-T5 has a melting range of 1140°F to 1200°F which is beyond the minimum as required under Section C26-88.0 Administrative Building Code.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Truscon Aluminum Casement, Double & Single Hung, Projected & Awning Type Windows for use in New York City in locations wherein a fire resistive opening protective assembly is not required under the provisions of Section S26-650.0 Administrative Building Code, on condition that the window bear a label, permanently affixed; reading "Approved by the



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Board of Standards and Appeals for use in New York City under Calendar Number 421-59-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 567-59-SM

APPLICANT—Cimenteries & Briqueteries Reunies, owner—additional use as to Type 3 Cement.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 567-59-SM—Amendment to the resolution to include Belgian CBR Portland Cement, Type III.

Indussa Corporation for Cimenteries & Briqueteries Reunies requested that the resolution adopted May 24, 1960 under Cal. 567-59-SM be reopened and amended to include Type III Portland Cement, manufactured at their plant at Lixhe, Belgium. Type I cement manufactured at this plant was approved for use in New York City by resolution adopted May 24, 1960 under Calendar Number 567-59-SM.

A Committee on Test consisting of Commissioner Hugh P. Fox and Director W. A. Nolan visited the plant at Lixhe, Belgium. The applicant has submitted test reports showing that the cement complied with ASTM requirements for Type III Portland Cement.

RECOMMENDATION: On the basis of the inspection and data filed by the applicant, the Committee on Test recommends reopening and amending resolution adopted May 24, 1960 under Calendar Number 567-59-SM to include the approval of the material known as CBR Portland Cement, Type III, for use in New York City under the provisions of Section C26-312.0 Administrative Building Code, on condition that the applicant shall submit monthly reports, for a period of six months from the date of this resolution, and annually thereafter, a certified copy of mill reports certifying that all cement manufactured at the applicant's plant and shipped into New York City complied with all requirements of the resolution including ASTM 150-56 specifications. The Committee on Test further recommends that all bulk shipments of the cement shall be adequately protected, during shipment, so as to preclude the possibility of any moisture entering into the spaces in which the cement is stored and all ocean bills of lading shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 567-59-SM".

(Sgd) HUGH P. FOX,  
Commissioner,  
WILLIAM A. NOLAN,  
Director,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 616-59-SM

APPLICANT—Richard DeCew for Plastic Ceilings, Inc., owner.

### APPEARANCES—

For Applicant: Richard DeCew.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 616-59-SM—Plastic Ceilings, Inc., New York City, filed for approval of the material known as Plastic Ceiling MFP plastic light diffuser under the provisions of Section C26-461.1 Administrative Building Code.

USE: A plastic light diffuser.

DESCRIPTION: The plastic light diffusing ceiling consists of a suspensions system as approved by the Board under Calendar Number 851-40-SM—Vol. II on June 20, 1950 and a vinyl plastic sheet. This sheet has a metallic coating applied to both faces.

INSPECTION AND TEST: The plastic material was tested in accordance with the requirements of Section C26-461.1 Administrative Building Code and was found to be self-extinguishing as required.

RECOMMENDATION: The Committee on Test recommended the approval of the material known as Plastic Ceiling MFP for use as a light diffusing ceiling in locations as permitted under Section C26-461.1 Administrative Building Code, on condition that the plastic diffuser shall be installed in conjunction with the suspension system as approved under Calendar Number 851-40-SM—Vol. II on June 20, 1950. It is further recommended that the use of this material in Class I & II construction as defined under Sections C26-239.0 & C26-240.0 Administrative Building Code be limited to an area to be covered not to exceed 10,000 sq. ft. in area and only when such space is separated from the remainder of the floor area by an approved wall, fire wall, fire partition or fireproof partition. In Class III construction, the limitation shall be in accordance with the requirements of the Administrative Building Code.

When the plastic ceiling is to be used in locations as permitted under Section C26-1351.1, then the installation of the plastic ceiling shall comply with the requirements of Section C26-1354.0.b Administrative Building Code and plans filed with the Department of Buildings will also show the proposed occupancy so that the use of the ceiling in the proposed location may be checked as to its use in the type of occupancy as set forth under Section C26-1351.1 Administrative Building Code. The Committee further recommends that in approving the installation, the Department of Buildings shall require that in the event of a change of occupancy the installation shall be re-examined under Section C26-1354.0 Administrative Building Code and further that all plans submitted to the Department of Buildings showing the proposed use of this system shall be marked "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 616-59-SM and that all cartons in which the material is marked shall be similarly marked.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 15-60-SM

APPLICANT—Inland Steel Products, owner—additional



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use as to a 4 hr. fire-resistive construction.  
APPEARANCES—

For Applicant: Robert C. Findlay.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

15-60-SM—Amendment to resolution as to additional use of Ribform.

Inland Steel Products Co., Milwaukee, Wisconsin, requested that the resolution adopted May 24, 1960 under Calendar Number 15-60-SM be reopened and amended so as to include an additional form of construction of Ribform.

USE: A component part of a four hour fire resistive and/or roof construction.

DESCRIPTION: The material Ribform is the same material as approved and under this recommendation it is to be used as a part of a complete assembly having a four hour fire resistive rating.

The assembly consists of approved steel joists spaced 2'-0" on center and laterally braced by means of 1/2 inch diameter bars spaced at the 1/3 points of the span of the joist and welded to the bottom chord of the joists.

The Ribform material is then placed on top of the joists with an overlap of 0'-6". The sheets are welded to the joists and to each other on 2'-0" centers.

Wire mesh, 6" x 6" of No. gauge wire is then placed on top of the Ribform and a structural concrete is then poured to a depth of 2 1/2" as measured from the bottom of the Ribform.

Furring channels of 3/4" cold rolled steel wire then placed 13 1/2" on centers and tied to the bottom chord of each joist with double strand tie wire. Metal lath, 3.4 lbs. per sq. yd. expanded metal is then attached to the furring channels by means of single strand tie wire spaced 6" on centers along the channels.

Vermiculite Gypsum plaster was then applied in two coats to the lath. The scratch coat consists of 2 cu. ft. of vermiculite to 100 lbs. of gypsum. The brown coat consists of 3 cu. ft. of vermiculite to 100 lbs. of gypsum. The total thickness to the face of the lath is 3/4 inches.

INSPECTION AND TEST: A construction as herein described was tested at the Underwriters' Laboratory in accordance with the requirements of Sections C26-588.0 through C26-590.0 and C26-609.0 Administrative Building Code and the construction successfully met the requirements of a four hour fire resistive floor and/or roof construction.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted May 24, 1960 under Calendar Number 15-60-SM be reopened and amended so as to permit the approved material Ribform to be used as a component part of a four hour fire resistive floor and/or roof construction, on condition that the construction is as herein described, that only approved joists shall be used in the construction and the joists shall be installed in accordance with the approval of the joists and further that all other requirements of the resolution adopted May 24, 1960 under Calendar Number 15-60-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

60-60-SM

APPLICANT—Zonolite Company, owner; M. G. Quayle, agent.

APPEARANCES—

For Applicant: William G. Silver.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

60-60-SM—Zonolite Co., Chicago, Illinois, filed January 27, 1960 an application for approval of the material known as Zonolite Mono-Kote under the provisions of Sections C26-571.0, C26-588.0 through C26-590.0 and C26-593.0 through C26-599.0 Administrative Building Code.

USE: Fireproofing material to afford three hour fire resistive rating to steel floors and beams and girders.

DESCRIPTION: The material is a mill mixed product consisting of an inorganic binder and vermiculite. The vermiculite has been approved by the Board under Calendar Numbers 581-48-SM, 737-51-SM and 232-50-SM for fireproofing under various thickness of application for various fire resistive ratings.

INSPECTION AND TEST. A floor construction using Zonolite Mono-Kote as a component part was tested at the Underwriters Laboratory under the provisions of Sections C26-588.0 through C26-590.0.

The assembly consisted of a concrete floor supported by a blend of cellular and fluted steel floor units and a steel beam, protected with the material Mono-Kote spray applied directly to the steel surfaces.

The assembly was constructed as follows: The steel beam was placed across the opening of the furnace and the steel floor units consisting of alternating series of two 16 gauge fluted sections and one 16-18 gauge cellular section were then placed on the supports with a bearing of 2 7/8" and were then welded in place every 12". A steel washer was placed at each weld point which served to provide additional metal for the fusion weld. A structural concrete was then poured to a depth of 2 1/2" over the top plane of the steel floor units.

The material Mono-Kote, mixed in a proportion of 50 lbs. to 12 gal. of water was then applied to a thickness of 7/8 inches conforming to the contour of the floor units and to a thickness of 1 7/8 inches conforming to the contour of the beam.

During the entire course of the test, the construction was loaded so as to stress the floor members to 18,000 p.s.i. and the steel beam to 20,000 p.s.i.

The construction, as described, successfully met the requirements of a three hour fire resistive floor construction. It should be noted that the temperature on the steel beam had no bearing on the classification as the beam, being fully loaded was tested in accordance with the requirements of ASTM E-119-58.

The complete report of the Underwriters' Laboratory Retardant 4339-1 is on file with and is part of the record. RECOMMENDATION: The Committee on Test recommends the approval of the material known as Zonolite Mono-Kote for use in New York City as a component part of a three hour fire resistive floor and/or roof construction, under the provisions of Sections C26-588.0 through C26-590.0, on condition that the construction shall be as herein described under Inspection & Test; that the materials used shall be approved materials and that all plans filed with the Department of Buildings showing the proposed use of such construction shall be labeled "Approved by the Board of Standards and Appeals for use in New York City under



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Calendar Number 60-60-SM and further all bags in which Zonolite Mono-Kote is marketed shall be similarly marked.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 275-60-SA

APPLICANT—Rheem Manufacturing Company, owner.

### APPEARANCES—

For Applicant: Ralph F. Magline.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendations of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

275-60-SA—Rheem Manufacturing Co., Chicago, Illinois, filed for approval of the appliance known as Rheemaire Air Conditioning Equipment, Models RC-22B1, RC-30B1, RC-40B1, RC-40B3, RB-57B1, RB-57B3; LRC-22B1, LRC-30B1, LRC-40B1, LRC-40B3, LRB-57B1, LRB-57B3, RA-75B1, RA-75B3; AC-22B1, AC-34B1, AC-34B3, AC-46B1, AC-46B3, AC-57B1, AC-57B3; SC-22 and SC-34, under the provisions of Article 18, Chapter 19 and Section C26-191.0, Chapter 26, Administrative Code.

USE: Air cooling equipment for commercial and residential use.

DESCRIPTION: The RC, RB, RA and AC Series of the Rheemaire Air Conditioning systems are made up of two separate sections to be piped together after installation.

One section, the condensing unit, consists of a motor driven compressor, evaporative condenser with water circulation pump or air cooled condenser, condenser fan, limit switch, pressure relief device (relief valve or fusible plug) and operating controls. The complete assembly is housed in a weather proof steel cabinet permitting outdoor installation.

The second section includes a capillary refrigerant control and evaporator coil with or without air circulating fan suitably assembled for installation in a duct system.

Piping connection between condensing unit and evaporator section are made either by quick coupling connectors or by soldered joint.

The letters RC, RB or RA in the model number indicate that the condensing unit has an evaporative condenser.

The letter L preceding R indicates that quick connectors are not used.

The letters AC indicate that the condensing unit has an air cooled condenser.

The number in the model designation indicates the nominal capacity in thousands of BTU per hour.

The suffix B1 indicates single phase current and the suffix B3 three phase current.

The refrigerant charge is R-22.

The SC Series are complete package units made up of motor driven compressor, air cooled condenser, condenser fan, evaporator coil, air circulating fan, dual pressure cut outs and operating controls. Refrigerant charge is R-22, 3 lbs. 3 oz. and 5 lbs. 10 oz. and the capacities are 22,000 and 34,000 Btu per hour respectively.

INSPECTION AND TEST: All details were examined by Ass't. Engineer G. F. Sklenarik.

RECOMMENDATION: The Committee on Test recom-

mends the approval of the appliance known as Rheemaire Air Conditioning Equipment, Models RC-22B1, RC-30B1, RC-40B1, RC-40B3; RB-57B1, RB-57B3; LRC-22B1, LRC-30B1, LRC-40B1, LRC-40B3; LRB-57B1, LRB-57B3; RA-75B1, RA-75B3; AC-22B1, AC-34B1, AC-34B3, AC-46B1, AC-46B3, AC-57B1, AC-57B3; SC-22 and SC-34, for use in New York City when installed in accordance with this report and the requirements of Article 18, Chapter 19, Administrative Code and the Electrical Code of the City of New York provided that each unit shall bear a label, permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 275-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 305-60-SA

APPLICANT—The Sonner Burner Company, owner; J. E. Davis, agent.

### APPEARANCES—

For Applicant: William H. Austin.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
305-60-SA—The Sonner Burner Company, Winfield, Kansas, filed an application for approval of the appliance known as Sonner Gas Fired Burners, Models L-1, L-2, C55, C-56, R, LV, LVS, Type L Special, LIH and LIHS, under the provisions of Section C26-191.0 and Article 12, Administrative Building Code.

USE: Conversion burners for residential, commercial and industrial use.

DESCRIPTION: The Models L-1 and L-2 conversion burners are made with a cast iron head with slotted ports and a single venturi tube installed in a 20 gauge sheet metal draft box with removable extension and control cover. The orifice holder is of 3/4" black pipe construction and is supported by an 18 gauge sheet metal trough spot welded to the bottom of the draft box and designed so that the orifice is centered in the venturi.

The cast iron head is a one piece casting in which the burner slots are part of the casting.

Pilot light and automatic gas shut off valve and pressure regulator are provided. Primary and secondary air are separately adjustable.

The capacities are:

| Model | Maximum         | Minimum         |
|-------|-----------------|-----------------|
| L-1   | 200,000 Btu/hr. | 75,000 Btu/hr.  |
| L-2   | 400,000 Btu/hr. | 200,000 Btu/hr. |

The Models C-55 and C-56 conversion burners have an annular port round head, made of cast iron in two piece construction. A pilot is welded to the head and designed to allow for easy removal of the safety pilot.

The cast iron venturi tube is designed to allow positive placement of the orifice to center the flow of gas through the throat. A shutter is provided for adjustment of primary air.

The venturi is mounted on a slide that may be moved in or out of the draft box for length adjustment.



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The capacities are:

| Model | Maximum | Minimum |
|-------|---------|---------|
| C-55  | 225,000 | 100,000 |
| C-56  | 125,000 | 50,000  |

The Model R burner is of the atmospheric inshot type consisting of a number of cast iron burner tubes, a manifold and header. The burner tubes are removable and interchangeable. The tubes are one piece castings with flame retention ring cast into the nozzle. Brass orifice are screw mounted in the manifold.

A draft box is constructed of 16 gauge metal for up to and including the 3R5 size burner. Larger sizes have draft boxes of 14 gauge metal. The numbers in the size designation show the number of rows of burner tubes and the number of tubes in each row. Thus a 3R5 burner will have three rows of five tubes each. The largest size burner cataloged is a 6R10 but larger sizes may be built to order. Operating gas pressure varies from 2½ inches water column to 1 psi.

The combustion air louvres are of 18 and 20 gauge steel mounted on ¾" steel rods. They are so arranged that they may be operated by a modulating type motor, the operating arm on the diaphragm valve or motorized valves. The louvres are balanced so that upon breakage or release of the linkage system they will fall to the open position.

The automatic pilot systems furnished with these burners are either of the flame rectification or photocell type using a M-H RA890E protectorelay. A prewired panel with fused disconnected switch, power lamp, pilot switch, pilot lamp, main valve switch and main valve lamp is furnished. The pilots are standard M-H C7005 with stainless steel flame and ignition electrodes. Burners with rows of 6 tubes have one or more plain pilots in addition to the automatic pilots.

The capacity of each burner tube is 120,000 Btu per hour at 3 oz. pressure. Burner sizes vary from a 1R2 up to 6R10.

The Models LV, LVS and Type L Special burners are all similar in construction. They are of cast iron construction with one piece venturi tubes which are made with from one to nine burner heads in length. The tubes may be used in any number side by side, the number is limited by the input designed or width of the firebox. Tubes having one or two heads use a 13 slot, slotted port head and those with three to nine heads use an 11 slot head. Each tube is cast with a web at the bell end of the venturi which is drilled and tapped to hold the orifice holder and orifice in proper position. Each burner head is rated at 160,000 Btu per hour at 3 oz. gas pressure at the orifice. The 11 slot head has the same external dimensions as the 13 slot there being a greater width between slots on the 11 slot head which permits a greater flow of secondary air over each slot on the burners with the larger input ratings.

Burner with one set of controls for on-off firing are designated as LV Models. The number preceding the letters indicates the number of tubes and the number following the letters indicates the number of heads per tube. Thus the 3LV5 is an on-off firing burner consisting of 3 tubes each with 5 heads and using 1 set of controls.

If each tube is fired in a separate step, 3 sets of controls are used and the suffix S is added to the model designation to indicate this arrangement.

The Type L Special uses the LV burners installed in a completely enclosed air box to simplify installation by eliminating the need for brick work within the furnace. All of the combustion air, primary and secondary, is entrained by the air box. The louvres in the air box are operated automatically by diaphragm or motor valves in the line and are so balanced that if the linkage to the valve arm should release they will fall to the open position.

In the step fired burner 16 gauge sheet metal dividers are placed in the air box and between each step so that the air to each step is controlled individually.

Safety controls consist of safety pilots and automatic gas shut off valves, including quick acting electronic controls. Electric ignition is optional.

The LIH and LIHS Model burners are similar in construction except for the header and methods of firing. The Model LIH is fired as an on-off burner. The LIHS Model is fired in steps with separate controls installed on each row of burner heads.

The Models LIH and LIHS burners consists of one or more rows of individually orificed venturis welded to proper sized pipe. Each venturi is so machined that the 11 slot LV Model cast burner head, with which these burners are equipped, will fit gas tight. The rows of venturis are held together by a welded iron framework.

If the burner is to be step fired, each individual row is equipped with an automatic electric motor type valve and a gas pressure regulator.

The draft box is of 16 gauge metal and is split so that it fits beneath or above the feed pipe to the burner, whichever is most convenient.

The same pilot systems are available as for the LV Model burners.

These burners are made in sizes of 8 up to 40 heads. INSPECTION AND TEST: The details submitted by the applicant were examined by Ass't. Engr. G. F. Sklenarik.

The domestic sizes Models L-1, L-2, C-55 and C-56 burners have been tested and approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Sonner Gas Fired Burners, Models L-1, L-2, C-55, C-56, R, LV, LVS, Type L Special LIH and LIHS, for use in New York City in firing boilers or furnaces in accordance with the requirements of Article 12, Administrative Building Code provided that each burner shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 305-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 566-60-SM

APPLICANT—Indussa Corporation, agent for Cimenteries & Briqueteries Reunies.

## APPEARANCES—

For Applicant: Leon P. D. Sandon.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test. THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 566-60-SM—Indussa Corporation for Cimenteries & Briqueteries Reunies, filed for approval of the material known as CBR Portland Blast Furnace Slag Cement, Type IS, for use in New York City under the provisions of Section C26-178.0, C26-191.0, and C26-312.0.c.2 of the Administrative Building Code and Rules Governing the use of Portland Blast Furnace Slag Cement.

USE: The material is a portland slag cement for use in structural concrete.

DESCRIPTION: CBR Portland Cement, Type IS, can be used for the same purposes and types of concrete construction as Type I, non-air entraining portland cement. Portland blast-furnace slag cement is a product obtained by intimately intergrinding a mixture of portland cement clinker and granulated blast-furnace slag. The amount of granu-



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lated blast-furnace slag used shall be such that the slag constituent makes up between 25 and 65 percent by weight of portland blast-furnace slag cement.

**INSPECTION AND TEST:** The plant of the applicant at Lixhe, Belgium, was inspected by Commissioner Hugh P. Fox and Director William A. Nolan, Committee on Test. The applicant has submitted reports of tests conducted by Robert W. Hunt Co. Engineers, London, England, showing that the cement successfully met the test requirements of ASTM C205-56T, and the revised ASTM Tentative Specifications of 1957 and 1958, also the Rules of the Board Governing the Use of Portland Blast Furnace Slag Cement.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as CBR Portland Blast Slag Cement, Type IS, as manufactured at the applicant's plant at Lixhe, Belgium, for use in New York City, on condition that all bulk shipments of the cement shall be adequately protected, during shipment, so as to preclude the possibility of any moisture entering into the spaces in which the cement is stored and all ocean bills of lading shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 566-60-SM".

(Sgd.) HUGH P. Fox,  
Commissioner,  
WILLIAM A. NOLAN,  
Director,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 704-44-SA

**APPLICANT**—Rayfield-Staffco Burner Co., Inc., owner. dismiss reopening October 2, 1956.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application dismissed for lack of prosecution.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Becker ..... 3  
Negative: Commissioner Fox ..... 1  
Absent: Commissioner Sleeper ..... 1

## 883-50-SM

**APPLICANT**—Industrial Sales Corp., agent—S. A. John Cockerill, owner, Cockerill Portland Blast Furnace (cement), approval of.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application dismissed for lack of prosecution.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Becker ..... 3  
Negative: Commissioner Fox ..... 1  
Absent: Commissioner Sleeper ..... 1

## 3-57-SM

**APPLICANT**—Daniel J. O'Connell for Presto Brick Machine Corp., owner—Presto Air-Cavity Masonry Block, approval of.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application dismissed for lack of prosecution.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Becker ..... 3  
Negative: Commissioner Fox ..... 1  
Absent: Commissioner Sleeper ..... 1

## 40-57-SM

**APPLICANT**—Glazed Block Corporation, owner—dismissal of reopening of March 18, 1958.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application dismissed for lack of prosecution.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Becker ..... 3  
Negative: Commissioner Fox ..... 1  
Absent: Commissioner Sleeper ..... 1

## 46-57-SA

**APPLICANT**—Otto J. and Warren A. Sambach, for General Combustion Equipment Co., owner, General Combustion Jet Flame Burner (oil fired), approval of.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application dismissed for lack of prosecution.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Becker ..... 3  
Negative: Commissioner Fox ..... 1  
Absent: Commissioner Sleeper ..... 1

## 64-57-SM

**APPLICANT**—Rox Products Co., owner, Rox Masonry Paint, approval of.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application dismissed for lack of prosecution.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Becker ..... 3  
Negative: Commissioner Fox ..... 1  
Absent: Commissioner Sleeper ..... 1

## 149-58-A

**APPLICANT**—Eggers & Higgins for The New York Times Company, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re openings in floors and windows contrary to Labor Law.

**PREMISES AFFECTED**—41-115 West End Avenue, west side, 260 feet 10 inches south of West 66th Street, Block 1171, Lot 62, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Harry B. Rutkins, John Mitchell and Frank J. Boylan.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board on June 3, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 3, 1958, by adding thereto:

"that the two-source sprinkler system shall be maintained throughout the building, but the requirement for a connection to Fire Headquarters through an approved central station may be omitted *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. 138/56)



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## 807-59 A

APPLICANT—Robert J. Crinnion for Benjamin Goldstein, owner; Hudson-Lite Electric Company, and Arno.d Painting Company, lessees.

SUBJECT—Application December 4, 1959—Appeal from a decision of the Borough Superintendent re—frame building commercial use.

PREMISES AFFECTED—293 East 149th Street, north side, 245 feet east of Morris Avenue, Block 2331, Lot 68, Borough of The Bronx.

### APPEARANCES—

For Applicant: Kenneth H. Koons.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 1, 1959 on Alt. Applic. 991-58, reads:

"1. Proposed office on second floor of frame building is contrary to Sect. 4.1.3."

and

WHEREAS, the applicant states that the building is 25 feet by 80 feet in area, 2 stories, 20 feet high, of class 4 construction, located in business use, B area, class 1½ height district, built in 1888, now used and occupied since 1958: Cellar—boiler room; 1st floor—storage of paint in cans, storage of electrical supplies; 7 persons; 2nd floor—office (illegal use), 2 persons; and

WHEREAS, the applicant states that on May 15, 1936, Certificate of Occupancy No. 101-36 was issued on the basis of the 1917 Alt. Applic. 250-17; that this certificate of occupancy called for a one-story frame building with brick pilasters and the approved use for the 1st floor was "auto painting—not more than five cars and five employees"; that no mention was made at that time of the 2nd floor, but the legal use was apparently still for occupancy by one family; that the approved use of the 1st floor is "showroom, storage and workshop"; but the "actual existing and proposed conditions" is for storage of electrical contractor's supplies and storage of painting contractor's supplies, with no workshop accessory thereto; that the proposed use of the 2nd floor is for offices for the two contractors whose materials are stored on the 1st floor; that the plans indicate the exits from the 2nd floor is through a wood stair terminating on the 1st floor in a masonry enclosed passageway leading to the street; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated December 1, 1959, acting on Alt. Applic. 991-58 Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall conform to drawings filed with this appeal dated July 20, 1960, 7 sheets; that the building shall be sprinklered throughout with a one-source sprinkler system; and that a new certificate of occupancy shall be obtained.

## 68-60-A

APPLICANT—Henry George Greene for Equitable Trading Corporation, owner; Maxwell Brody, lessee.

SUBJECT—Application January 28, 1960—Appeal from a decision of the Borough Superintendent re—enclosed stairways.

PREMISES AFFECTED—204-208 Frank'in Street, northwest corner of Washington Street, Block 185, Lot 25, Borough of Manhattan.

### APPEARANCES—

For Applicant: J. G. L. Molloy.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 30, 1959 on Alt. Applic. 1263-59, reads:

"1. Provide 2 enclosed stairways for all floors including cellar, as per C26-273.0 A.C."

and

WHEREAS, the applicant states that the building is 123 feet ½ inch by 87 feet 6 inches in area, 10 stories, 115 feet high, of class 1 construction, located in unrestricted use, A area, class 2 height district, built in 1907, now used and occupied since 1923: Cellar—boiler room and storage; 1st floor—stores and storage, 100 persons; 2nd through to 10 floors—offices, 50 persons each floor; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the premises consist of a ten story building with a three story wing on its westerly side; that the 10 story portion has a stair leading from the street to the roof; that there is an additional stair leading from the 1st floor to the 3rd floor in the three story wing, with horizontal openings at the 2nd and 3rd floors; that in addition thereto, there is a fire escape leading from the 10th floor through to the 2nd floor extension roof of the 10 story portion connecting from there to the main stairway in the building; that there are two elevators in the building; that the stores on the 1st floor facing on Washington Street have their own cellars with stairs leading from the stores directly down to the cellars; that the balance of the cellar is used only by the superintendent to reach the boiler room; that there is no storage or occupancy in this portion of the cellar; that it is proposed to continue to use the upper floors of the building for office use, as indicated; and

WHEREAS, the premises was inspected by a committee of the Board and revised plans have been filed by the applicant.

Resolved, that the decision of the Borough Superintendent, dated November 30, 1959, acting on Alt. Applic. 1263-59 Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall be done in accordance with drawings filed with this appeal dated July 24, 1960, 5 sheets, as to existing conditions, and October 13, 1960, 5 sheets revised, as to proposed conditions; that the 45 degree fire escape shall be constructed as shown on the drawings with the counterbalanced stair to the street; and that a certificate of occupancy shall be obtained.

## 254-60-A

APPLICANT—Ultra Products, Incorporated, owner.

SUBJECT—Application April 6, 1960—Appeal from a decision of the Fire Commissioner re—Packaging, storage, transportation of inflammable mixture known as HB Watch cleaning solution in one (1) gallon glass containers, in New York City, capacity of glass containers not in accordance with Administrative Code specifications.

### APPEARANCES—

For Applicant: Herman Bernstein and Joseph E. Bernstein.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated March 23, 1960 on Folder No. 122-2789, reads:

"This is to inform you that Certificate of Approval No. 2789 (Document No. 1149) has been issued this date for your H.B. Watch Cleaning Solution and H.B. Watch Rinsing Solution to be packaged in one gallon metal containers."



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"The assignment of the Certificate of Approval number must remain temporary at this time (not to exceed thirty days from date of this letter), pending receipt of a copy of the final labels. At that time the assignment will become permanent and the document in question will be released to you.

"However, as Section C19-59.0 of the Administrative Code of the City of New York clearly limits Inflammable Mixtures to containers not exceeding 4-ounces each when packaged in glass, we have no alternative but to deny your application for our approval of the aforementioned products in glass jars of one-gallon capacities."

and

WHEREAS, the applicants request to package inflammable mixtures in 1 gallon glass containers; that the product is called "H.B. Watch Cleaning Solution" and "H.B. Watch Rinsing Solution;" that the cleaner has 81°F flash point; that the rinse has a 94°F flash point; that the container will have a screw cap; that the bottom of the container will be rounded to a minimum radius of 3/4 inch; that the cleaner and rinse becomes contaminated and valueless when packaged in metal containers; and

WHEREAS, the applicant submitted samples of cartons and glass container with an additional statement that the glass containers for H. B. Watch Cleaning Solution are of one (1) quart and of one (1) gallon capacities; that these will be packaged in corrugated ICC 200 lbs. Tested Cartons not more than four (4) to the carton of one gallon size and twelve (12) to the carton of the one quart size, with cardboard separators.

Resolved, that the decision of the Fire Commissioner dated March 23, 1960, acting on Folder No. 122-2789, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the containers shall be limited to Boston round-type containers with metal screw cap of capacity one quart and one gallon and labeled to the satisfaction of the Fire Commissioner; that the cartons shall be I.C.C. 200 pound test; and that there be not more than four 1 gallon containers or 12 one quart containers to a carton with cardboard separators.

## 306-60-A

APPLICANT—Thomas V. Burke, Borough Superintendent, Department of Buildings.

OWNER OF PREMISES—228-232 West 42nd Street Realty Corp., owner; Huberts Museum, lessee.

SUBJECT—Application April 25, 1960—Revocation of Certificate of Occupancy #31000, re—Alteration #1266 of 1944.

PREMISES AFFECTED—228-232 West 42nd Street, south side, 350 feet west of 7th Avenue, Block 1013, Lot 46, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfonso Duarte, Dept. of Buildings.

For Opposition: Philip Freshman, Thomas Bress and Max Schaffer.

ACTION OF BOARD—Appeal granted.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3  
Negative: Chairman Foley ..... 1  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the Borough Superintendent on April 22, 1960 filed the following statements:

"The condition of the exits was called to the attention by a letter dated March 24, 1960, from Deputy Assistant Chief Thomas J. Harnett of the Fire Department.

"A review of the exits shows that from the cellar there are three exits. One of these is without enclosure of any kind and leads to the rear of the amusement center on the first floor, under the same management as the amusement center in the cellar. Another exit from the cellar is a stair at the rear which is partially en-

closed and which leads to the rear of the restaurant on the first floor. This stair leads from a kitchen in the cellar and is not available as an exit from the amusement center in the cellar. The third exit from the cellar is an enclosed stair 4 ft. 6 inches in width, enclosed in cinder block partitions in the cellar and fire-retarded partitions on the first floor. This stair is accessible to the kitchen and the amusement center in the cellar. However, the stair leads into a book store on the first floor, occupied by another tenant and, therefore, cannot be accepted as an exit. The exits from the cellar do not offer lawful or reasonable means of egress from the 190 persons permitted in the cellar under the certificate of occupancy.

"The first floor is occupied by an amusement center, restaurant and a book store. There is an exit to the street at the front of each. The amusement center, or museum, has a permitted occupancy of 210 persons. The second means of egress is an opening through a wood stud partition to the adjoining restaurant, under different tenancy. This door also serves as a second means of egress from the restaurant, which has a permitted occupancy of 127 persons. The exits from the 1st floor are not in conformance with the requirements of law and do not offer adequate protection to the 337 persons who are permitted to occupy this floor.

"The second floor has a permitted use of offices and an occupancy of 30 persons. The only exit is one stair which leads into the amusement center on the first floor, which is occupied by a different tenant. This exit is not lawful nor adequate.

"The third, fourth, fifth and sixth floors are required to be maintained as vacant.

"Since the exits from the building are not lawful and since the lives of the occupants would be in jeopardy in case of fire or other emergency, it is requested that the certificate of occupancy be revoked so that adequate exits may be required."

and

WHEREAS, the applicant states that the building is 75 feet by 98 feet 9 inches in area, 6 stories, 72 feet high, of class 3 construction, located in retail-1 use, B area, class 1½ height district, built in 1872, now used and occupied since June 8, 1945: Cellar—museum, restaurant, kitchen, storage and boiler room, 190 persons; 1st floor—restaurant, museum and office, 337 persons; 2nd floor—offices, 30 persons; 3rd, 4th, 5th and 6th floors—to remain vacant, substantially in accordance with Certificate of Occupancy #31000 issued June 8, 1945 against Alt. Applic. 1266-44; that the proposed use and occupancy will be the same; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Appeal of the Borough Superintendent, filed April 25, 1960, requesting revocation of Certificate of Occupancy No. 31000 re—Alt. Applic. #1266 of 1944 be and it hereby is *granted* and that the Certificate of Occupancy is *revoked*.

## 366-60-A

APPLICANT—Jack Weiler for William Kaufman, owner; River Brand Rice Mills, Incorporated, lessee.

SUBJECT—Application May 10, 1960—Appeal from a decision of the Fire Commissioner—re permission for smoking.

PREMISES AFFECTED—350 West Fourth Street, west side, from Horatio Street to Gansevoort Street, Block 627, Lot 43, Borough of Manhattan.

## APPEARANCES—

For Applicant: Robert Ackerman.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1



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## THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated April 11, 1960, reads:

"You will please be advised in reply that smoking is prohibited in any premises, part of which is occupied for factory work. Therefore, your request must be denied."

and

WHEREAS, the applicant states that the building is 182 feet 6 inches by 98 feet in area, 9 stories, 113 feet 3 inches high, of class 1 construction, located in unrestricted and business use, B area, class 1½ height district, built prior to 1948, now used and occupied since 1948: 1st to 5th floors—RCA Institutes, teaches electronics, TV and radio; 6th floor—printing of labels; 7th floor—warehouse and packaging for shipments of china and silverware; 8th floor—sales office, warehouse and packing of rice; 9th floor—cloth shrinking and processing (sponging); substantially in accordance with Certificate of Occupancy #50550, issued May 6, 1959 against Alt. Applic. 1837-58; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that River Brand Rice Mills, Incorporated, occupies the entire 8th floor of 350 West 4th Street, which has an area of 20,000 square feet of which, the sales office and 3 private offices occupy approximately 3500 square feet of the total; that presently, because of packaging machinery for the packing of rice, the Fire Department cannot give permission to smoke in the office area; that the requested area has celotex acoustical ceilings with an automatic sprinkler system; that the walls separating the requested area are constructed of masonry block and all floors are of vinyl tile laid on concrete; that the filing cabinets and 15 desks are of steel while 6 desks are wooden; that there are two exit doors from the office area; that one into the warehouse area and one into the entrance hall; that six soda-acid extinguishers, one ten-pound CO2 tank, two carbon tetrachloride extinguishers and two fire hoses with attachments to water pipes on this floor; that all doors separating office space from the remaining portion of the floor are metal clad; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated April 11, 1960, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall conform to drawing filed with this appeal dated May 10, 1960, one sheet; that waste receptacles and fire extinguishers shall be placed in the office space on the 8th floor which will be satisfactory to the Fire Commissioner; that smoking shall be limited to the 8th floor office space.

## 377-60-A

APPLICANT—De Rose and Cavalieri for Gabriel Napoli and Laura Napoli, owners,

SUBJECT—Application May 17, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for Variation Section 216 and Section 234 of the Multiple Dwelling Law re—creation of 2 additional cellar apartments, new law tenement.

PREMISES AFFECTED—1829 Haight Avenue, west side, 365 feet south of Rhinelander Avenue, Block 4130, Lot 21, Borough of The Bronx.

## APPEARANCES—

For Applicant: George J. Cavalieri.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 3, 1960 on Alt. Applic. 183-60, reads

"A-1. The two illegally created cellar apartments one consisting of 3 rooms and bath and the other consisting

of 4 rooms and bath, in the cellar of the 2 story and cellar 4 family new Law Tenement are contrary to Sec. 216 and Sec. 34 of the Multiple Dwelling Law."

and

WHEREAS, the applicant states that the building is 27 feet by 76 feet in area, 2 stories, 24 feet high, of class 3 construction, located in residence use, C area, class 1¼ height district, built in 1925, now used and occupied since 1934: cellar—dwelling, storage and boiler, 2 families; 1st floor—dwelling, 2 families; 2nd floor—dwelling, 2 families; that the proposed use will be the same; and

WHEREAS, the applicant states that the proposed cellar use has existed since 1934; that the cellar apartments were well-kept, well-lighted and ventilated; that the cellar apartments are 8 feet 4¾ inches in height, with ceiling 4 feet ½ inch above low curb and 3 feet 10½ inches above curb at center of facade, making this lower story practically a basement; that a similar condition would be accepted for the same height above curb, if this building were a converted dwelling under Article 6 of the Multiple Dwelling Law; that with a 7 foot 8 inch ceiling height, it would be considered a basement; that as premises are well-maintained and ventilated and as the strict compliance with the requirements of the law would cause practical difficulties and undue hardship; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 3, 1960, acting on Alt. Applic. 183-60, Objection No. A-1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall conform to drawings filed with this appeal dated July 25, 1960, one sheet; that two sprinkler heads fed by the domestic water supply shall be placed on the ceiling of each of the two kitchens; that all other laws, rules and regulations shall be complied with and a certificate of occupancy be obtained.

## 729-60-A

APPLICANT—Goldwater and Flynn for 801 Seventh Avenue, Incorporated, owner.

SUBJECT—Application September 28, 1960—Appeal from a decision of the Borough Superintendent—re request Board to review Borough Superintendent's decision of Zoning Matter.

PREMISES AFFECTED—801-819 7th Avenue, east side from West 52nd Street to West 53rd Street, 139-16 West 52nd Street, 140-166 West 53rd Street, Block 100, Lot 1, Borough of Manhattan.

## APPEARANCES—

For Applicant: L. R. Colman and H. Liebman.

For Administration: Nicholas F. Coti, Dept. of Building

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker. ....  
Negative: .....  
Absent: Commissioner Sleeper .....

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1960 on N.B. Applic. 149-60, reads:

"A1—That portion of the proposed class B multiple dwelling fronting on W. 52 St. and indicated as tower on site plan filed Sept. 26, 1960, contravenes the provisions of Subdivision d Section 9, Art. III, Zoning Resolution, in that the distance which it sets back from the street line, plus half the width of West 52 St. does not equal 75 feet throughout the tower frontage. Computations of the required setback based on a weighted average of the varying setback along the tower frontage is not in conformance with the provisions of Subdivision d, Sec. 9, Art. III Zoning Resolution."

and

WHEREAS, the applicant states that the proposed building



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will be 200 feet 10 inches by 300 feet irregular in area, 49 stories, 450 feet 9 inches high, of class 1 construction, to be used and occupied as a hotel with permitted accessory uses, on a plot 200 feet 10 inches by 300 feet in area, located in retail 1 and business 1 use, B area and class 2 height district;

and  
WHEREAS, the drawings indicate that the 49 story tower at its southwest corner is set back from the center line of the street 54 feet 4 inches; that this projection, triangular in shape and 598 square feet in area is the subject of the Building Department objection; and

WHEREAS, the applicant contends that there is no provision in the Zoning Resolution that would preclude computation of setbacks predicated on a weighted average; that the subject case does not constitute a precedent as there have been previous buildings where the setback based upon a weighted average have been approved by the Department of Buildings; that in such cases the average setback was occasioned by peculiarity of the design of the building, as in the instant case, or street and lot line conditions; that furthermore, the provisions of the Zoning Resolution relating to yards and courts permit of an average dimension and such method has been accepted by the Department; that the tower has been so designed that the irregular line of the tower provides a setback which, based upon a weighted average, equals 75 feet from the center line of West 52nd Street; that utilizing such method of computation, the proposed building is in conformance with the provisions of Section 9 (d) of the Zoning Resolution; that the height and area provisions of the Zoning Resolution regulate the height, bulk and area of buildings in such manner as to provide for acceptable standards of light and ventilation; that the tower, as designed, does not contravene the height and bulk regulations, nor does it violate the purpose and intent of such regulations; that there is no encroachment upon light and ventilation requirements; that computing the street wall on the basis of the overall dimension of 261 feet the tower may be shifted 4 feet 4 inches into the required setback, i.e., by taking advantage of the provisions of paragraph (d) Section 9, which permit the street wall to be erected four inches nearer to the street line for each 1 percent of the width of the lot on the street line that such wall is less in length than such width of the lot; that by means of such computation, the tower could encroach 1,773 square feet, whereas the actual area formed by the angular portion of the tower is 598 square feet; that it is readily apparent, therefore, that the design of the tower constitutes a superior arrangement for light and ventilation; that based upon such facts, we request that you duly consider the total area that could have been occupied against the far lesser area of the angular design, which design results in a better building from the standpoint of aesthetics and practicality; that in the definitions of the Zoning Resolution, Article 1, Subdivision 1, Paragraph (e), the street wall of a building is defined as the wall or part of the building nearest to the street line; that it is our contention that the street wall of the building is that part formed by the intersection of the peripheral wall with the 75 feet setback line and continuing west to the apex of the triangle; that with the realization that the shape of the proposed building is a vast improvement over the normal design of a tower.

*Resolved*, that the decision of the Borough Superintendent, dated September 26, 1960, acting on N.B. Applic. 149-60, Objection No. A1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall conform to drawings filed with this appeal dated September 28, 1960, 12 sheets; that in all other respects the building shall conform to all laws, rules and regulations applicable thereto; and that a certificate of occupancy shall be obtained.

## 84-60-A

APPLICANT—H. Herbert Lilien and Clarence Lilien and Sons for Pauline Greenberg, owner.

SUBJECT—Application May 18, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34, sub 6 re—janitor's cellar apartment to be rental apartment.

PREMISES AFFECTED—374 Wadsworth Avenue, north side, 469 feet east of West 190th Street, Block 2170, Lot 260, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Lilien.

ACTION OF BOARD—Laid over to November 1, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 401-60-A

APPLICANT—De Rose and Cavalieri for Tri-Builders Holding Corporation, owner.

SUBJECT—Application May 24, 1960—Appeal from a decision of the Borough Superintendent re—egress.

PREMISES AFFECTED—400A East 118th Street, south side, 75 feet east of 1st Avenue, Block 1711, Lot 145, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavalieri.

ACTION OF BOARD—Laid over to November 1, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 411-60-A

APPLICANT—Paul D. Gilbert for Lillian Kimmel, owner.

SUBJECT—Application May 26, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34, subdivision 6(a) of the Multiple Dwelling Law—re cellar apartment.

PREMISES AFFECTED—110 Lenox Road and 2033-2097 Bedford Avenue, southeast corner, Block 5084, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul D. Gilbert.

ACTION OF BOARD—Laid over to November 1, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 432-60-A

APPLICANT—Carl H. Salminen for Hubert Staimer, owner; Helen and Harold Stone, owners under option.

SUBJECT—Application June 2, 1960—Appeal from a decision of the Borough Superintendent re—frame building, frame wall.

PREMISES AFFECTED—136-45 37th Avenue, north side, 425.31 feet east of Main Street, Block 4977, Lot 90, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen, Helen Stone and Harold Stone.

ACTION OF BOARD—Laid over to November 1, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 490-60-A

APPLICANT—Sidney H. Kitzler for Quentin Associates, owner; Pincus Decorators Incorporated, lessee.

SUBJECT—Application June 23, 1960—Appeal from a decision of the Borough Superintendent, re—marquee.

PREMISES AFFECTED—1201-1211 Quentin Road and 1673-1683 East 12th Street, northeast corner, Block 6775, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Laid over to November 1, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Boulevard Leasing Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 6, 1960—decision of the Borough Superintendent; previously



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granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a business and residence use C and D area and Class 1 height district, the erection of a twelve story office building with non-storage garage and loading berth, the proposed building exceeds the permitted area coverage, encroaches on the required side yards, exceeds the permitted height and has curb cuts located in the residence portion of the premises.

**PREMISES AFFECTED**—97-45 Queens Boulevard, northwest corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens.

**APPEARANCES**—

For Applicant: Joseph B. Lynch.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board as Vol. II on June 9, 1959 on certain conditions; and

WHEREAS, the resolution was amended on October 6, 1959; and

WHEREAS, time to obtain permits and complete the work was extended on October 6, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 9, 1959, as *amended* on October 6, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained.” (N.B. App. 4114/58)

## 540-53-BZ—Vol. II

**APPLICANT**—Burke and Groh for Harvey C. Lucks, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7e and 21 of the Zoning Resolution, permitting in a retail and residence use E-1 area district, the construction of a two story extension to the present one story building occupying more than the permitted area and encroaching on the required rear yard, extending the present use on the first floor, the second floor for offices with customers and employees parking on the open area.

**PREMISES AFFECTED**—87-11 111th Street, east side, 99.6 feet south of Jamaica Avenue, Block 9301, Lots 124 and 125, Richmond Hill, Borough of Queens.

**APPEARANCES**—

For Applicant: Paul A. Martineau.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board as Vol. II on June 1, 1960 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1960, by adding thereto:

“that in the event the owner desires to eliminate the southerly door from the existing building and to install an overhead door in the new building, such changes

may be permitted, substantially as shown on revised drawings dated ‘August 29, 1960,’ 2 sheets, and that the curb cuts on 111th street and the gate to the parking area shall be arranged substantially as shown on revised plot plan dated October 17, 1960, one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects.” (Alt. 2236/59)

## 30-30-BZ—Vol. III

**APPLICANT**—Haus & Bresin for Samuel Schenkel, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7a of the Zoning Resolution, permitting in a residence use district in an existing gasoline service station, the additional uses of minor repairing and parking and storage of motor vehicles, as well as the erection of a post standard and gasoline brand signs.

**PREMISES AFFECTED**—1977-1983 Ocean Avenue and 2001-2013 Avenue O, northeast corner, Block 7674, Lot 1, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Joseph C. Haus.

**ACTION OF BOARD**—Application reopened as Vol. III, that all pertinent papers may be used; that a new decision of the Borough Superintendent be obtained; that there shall be two publications in the Bulletin as notice; and set for hearing on November 15, 1960, at 10 A. M.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 277-36-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Gregory Leone, owner.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously denied under Sections 7h and 21 of the Zoning Resolution, to permit in a business use district the parking of more than five motor vehicles.

**PREMISES AFFECTED**—1495-1497 East New York Avenue, north side, 271.3 feet west of Prospect Place, Block 1465, Lot 46, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Marvin Wiener.

**ACTION OF BOARD**—Application reopened as Vol. II, subject to the regular procedure.

**THE VOTE**:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 845-39-BZ—Vol. IV

**APPLICANT**—Charles M. Spindler for Harris Goody Realty Corp., owner.

**SUBJECT**—Application for consideration—reopening as Vol. IV, subject to regular procedure—decision of the Borough Superintendent; previously granted on condition under Section 7c of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a one-story enclosure over grease pits of an existing gasoline service station and also granting under Section 7h of the parking and storage of more than five motor vehicles, pleasure car type, for a term of years.

**PREMISES AFFECTED**—253-263 Empire Boulevard and 369-379 Rogers Avenue, northeast corner, Block 1308, Lot 1, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Charles M. Spindler.

**ACTION OF BOARD**—Application reopened as Vol. IV, subject to the regular procedure.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 233-41-BZ

APPLICANT—George B. McClelland, lessee for St. Patrick's Roman Catholic Church, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 11, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting partly in a residence and partly in a business use district for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—9419-9423 5th Avenue, east side, 102 feet 8½ inches north of 95th Street, Block 6118, Lot 5, Borough of Brooklyn.

## APPEARANCES—

For Applicant: George B. McClelland.

ACTION OF BOARD—Application reopened and set for hearing on November 15, 1960, at 10 A.M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent, and two photographs, which have been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 886-48-BZ—Vol. II

APPLICANT—Leonard Joseph for Seagirt Realty Company, owner. Arverne Auto Body and Fender Works, Inc., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 24, 1960—decision of the Borough Superintendent; previously granted on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the continuation of existing body and fender repair shop, spraying, painting and welding.

PREMISES AFFECTED—71-10 Beach Channel Drive, west side, 156.78 feet north of Beach 72nd Street and 348 Beach 72nd Street, Block 537, Lot 14, Arverne, Borough of Queens.

## APPEARANCES—

For Applicant: Leonard Joseph.

ACTION OF BOARD—Application reopened and set for hearing on November 29, 1960, at 10 A. M., to consider extension of the term of variance as to welding; zone having been changed from business to manufacturing; requiring a new decision of the Borough Superintendent and two photographs, which have been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
and Commissioner Becker ..... 3  
Negative: Commissioner Fox ..... 1  
Absent: Commissioner Sleeper ..... 1

## 319-53-BZ—Vol. II

APPLICANT—Samuel Rosenblum for Rose Spector, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously withdrawn, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubratorium, auto wash (non-automatic), motor vehicle repairs, storage and sale of auto accessories and office.

PREMISES AFFECTED—3561 Eastchester Avenue and

1135 East 222nd Street northwest corner, Block 4900, Lot 2, Borough of The Bronx.

## APPEARANCES—

For Applicant: L. R. Colman.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 222-54-BZ

APPLICANT—Fred Weinstock for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 25, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7e of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham Street, east side, 150 feet north of 97th Avenue, Block 10026, Lots 35, 37 and 39, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Fred Weinstock.

ACTION OF BOARD—Application reopened and set for hearing on November 15, 1960, at 10 A.M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent and two photographs, which has been filed, and two publication in the Bulletin as notice; and inspection.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 240-55-BZ

APPLICANT—Lama, Proskauer and Prober for Stanley S. Kilburn, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a structure in the business use district portion of a lot to be used as a body and fender repair shop, auto repair shop, and car washing, welding, painting and spraying, office, gasoline pump within building (owners use only), parking of cars awaiting service, storage of kerosene and gasoline in buried tanks (owners use only), in the residence use district portion of the plot.

PREMISES AFFECTED—207-22 to 207-24 (207-22 official) Northern Boulevard, south side, 350 feet west of Oceania Avenue and 206-35 to 206-37 45th Road, Block 7305, Lot 19, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: Marvin Wiener.

ACTION OF BOARD—Application reopened and set for hearing on November 15, 1960, 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice; illegal signs to be removed on both the Northern Boulevard and 45th Road frontages; premises and surrounding area to be inspected by a committee of the Board.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1



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### 123-54-BZ—Vol. II

APPLICANT—John F. Fitzsimons for Russell W. Hogsett, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously withdrawn, under Sections 7h and 7i of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a building to be used as an automobile showroom, office and motor vehicle repairs and to permit the sales and display of more than five new and used cars on unbuilt upon portion of plot.

PREMISES AFFECTED—144-74 Northern Boulevard, south side, 209.03 feet west of 147th Street, Block 5014, Lots 32 and 39, Flushing, Borough of Queens.

#### APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### 7-56-BZ—Vol. II

APPLICANT—Murray L. White for Claribel Knapp, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously withdrawn, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of premises for the parking of motor vehicles.

PREMISES AFFECTED—88-22 182nd Street, west side, 175 feet north of 89th Avenue, Block 9917, Lots 11 and 56, Jamaica, Borough of Queens.

#### APPEARANCES—

For Applicant: Murray L. White.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### 708-56-BZ—Vol. II

APPLICANT—George H. Colin for Charles M. Krebs and

W.H.N. Realty Corp., owners; Cities Service Oil Company, contract vendee.

SUBJECT—Application reopened October 14, 1959, as Volume II—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of proposed gasoline service station, lubritorium, car washing, minor auto repairs, store, storage and parking and storage of motor vehicles to include part of the adjoining Lot 19 in Block 13623.

PREMISES AFFECTED—248-02 to 248-10 Sunrise Highway and 139-11 to 139-19 Hook Creek Boulevard, southeast corner, Block 13623, Lot 3 and part of 19, Rosedale, Borough of Queens.

#### APPEARANCES—

For Applicant: Benjamin Mosher.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### 939-57-BZ

APPLICANT—George H. Colin for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application reopened October 27, 1959, for consideration of amendment of resolution June 24, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit the northwest portion of the plot to be used as an easement for ingress and egress to the gasoline station in Block 13623, Lot 6.

PREMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

#### APPEARANCES—

For Applicant: Benjamin Mosher.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

(Remaining Minutes of the Meeting of October 18, 1960 will be printed in the Bulletin of November 3, 1960.)



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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York  
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|----------|--------------------------------|------------------|----------------------------------------------------------|--------|

### DIRECTORY

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Remaining Minutes of the Meeting of October 25, 1960, will be printed in the Bulletin of November 10, 1960.

### COURT DECISIONS

**Matter of Romanow vs. Foley:**—On February 2, 1960, the Board denied an application, based on an appeal from a decision of the Borough Superintendent, re—alteration to existing Multiple Dwelling—to legalize rearrangement of apartments; Calendar Number 744-59-A; Premises 245 East 81st Street, northwest corner of Second Avenue, Block 1527, Lot 21¾, Borough of Manhattan.

At Special Term, Supreme Court, New York County, Mr. Justice Backer denied the application and dismissed the petition. (N. Y. Law Journal, August 23, 1960, page 4.)

\* \* \* \* \*

**Matter of Usherowitz vs. Foley:**—On November 10, 1959, the Board denied an appeal from a decision of the Borough Superintendent, under Section 36 of the General City Law in relation to the moving of a frame building to a location within the fire limits and not fronting on a legal street; Calendar Number 209-59-A; Premises 2777-2785 West 37th Street, east side, 100 feet north of Neptune Avenue, Block 6978, Lot 49, Borough of Brooklyn.

At Supreme Court, Special Term, Part I, Mr. Justice Constantino upheld the Boards determination and dismissed the petition. (N. Y. Law Journal, September 13, 1960, page 14.)

\* \* \* \* \*

**Matter of Clearview Gardens First Corporation vs. Foley:**—On December 1, 1959, the Board granted a variance—application re-opened September 22, 1959 as Volume III, for rehearing by order of the Court—under Section 7e of the Zoning Resolution to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sale, storage and parking and storage of motor vehicles; Calendar Number 182-52-BZ—Vol III; Premises 18-10 Utopia Parkway, 169-01 to 169-07 19th Avenue, northwest corner, 169-02 to 169-04 18th Avenue and 18-01 to 18-19 169th Street, Block 5743, Lot 75, Whitestone, Borough of Queens.

At Supreme Court, Special Term, Part I, Mr. Justice Tessler affirmed the Boards determination, dismissed the petition and vacated the Order of Certiorari. (N. Y. Law Journal, June 22, 1960, page 11.)

The Appellate Division, Supreme Court, Second Department, affirmed the Order of the Supreme Court, Special Term. (N. Y. Law Journal, pages 15 and 16.)

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances, will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.  
Special meetings as published in this Bulletin.  
All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.



# CALENDAR

## DOCKET

*New Cases Filed up to October 25, 1960.*

*Cal. No. Dept. Premises Affected*

**764-60-SM**—White Movable Office Partition, movable walls, manufactured by White Partitions Company, Material.

**765-60-A**—B.M.—825 United Nations Plaza and 345 East 46th Street, northwest corner, Block 1339, Lot 19, Borough of Manhattan, U. N. Restriction, Board of Estimate Cal. 141-1947, re—signs in vicinity of United Nations.

**766-60-BZ**—B.Q.—1801 Cornaga Avenue and 1501-1531 Mott Avenue, southwest corner, Block 15563, Lots 25 and 40, Far Rockaway, Borough of Queens, Alt. 58-60, re—proposed parking of more than 5 motor vehicles, accessories to stores, on residence use portion of lot.

**767-60-A**—B.R.—145 Nevada Avenue, east side, 1421 feet north of Rockland Avenue, Block 952, Lot 254, New Dorp, Borough of Richmond, N.B. 746-60, re—building not fronting on legal city street.

**768-60-A**—B.R.—143 Nevada Avenue, east side, 1406 feet north of Rockland Avenue, Block 952, Lot 253, New Dorp, Borough of Richmond, N.B. 747-60, re—building not fronting on legal city street.

**769-60-SA**—Despatch Oven Company Burn-off Oven, Model RCS-39 and RS-1HD, manufactured by Despatch Oven Company, Appliance.

**770-60-BZ**—B.B.—3113-3115 Cropsey Avenue, east side, 140 feet north of Neptune Avenue, Block 6995, Lot 10, Borough of Brooklyn, N.B. 1869-60, re—proposed new building and lot to be used for junk storage, baling and sorting of scrap metal, etc., business use district.

**771-60-SA**—Ace Uniflow Draft Combination Gas-Oil Burner, various models, manufactured by Ace Engineering Co., Appliance.

**772-60-A**—B.B.—653 Hart Street, north side, 37.38 feet west of Central Avenue, Block 3217, Lot 34, Borough of Brooklyn, Alt. 2187-59, re—frame structure—proposed commercial use.

**773-60-BZ**—B.Q.—212-12 33rd Road, south side, 300.42 feet west of Bell Boulevard, Block 6109, Lots 19 and 21, Bay-side, Borough of Queens, Alt. 1888-60, re—conversion of one family to two family dwelling, residence use district.

**774-60-A**—F.D. and B.B.—69 Second Avenue, east side, from 8th Street to 9th Street, Block 1002, Lot 1, Borough of Brooklyn, F.D. Order No. 5890-8, Alt. 1992-60, re—use of paint spray equipment not approved by B. of S. & A.

**775-60-A**—F.D.—122-126 West 17th Street, south side, 320 feet west of Sixth Avenue, Block 792, Lot 50, Borough of Manhattan, F.D. Order No. 754-0, re—wet automatic sprinkler system.

**776-60-A**—B.Q.—35-14 103rd Street, west side, 100 feet south of 35th Avenue, Block 1743, Lot 11, Corona, Bor-

ough of Queens, Alt. 1152-56, re—frame building, within fire limits.

**777-60-BZ**—B.B.—2908-2910, west side, 61 feet 10¾ inches south of Montauk Court, Block 7244, Lot 94, Borough of Brooklyn, N.B. 1995-60, re—proposed motor vehicle repair shop, body and fender work, incidental painting and spraying, welding (acetylene and electric torch), wheel alignment and brake testing, business use district.

**778-60-BZ**—B.B.—2494-2504 Flatbush Avenue, west side, 100 feet south of Avenue U, and 2217-2219 Hendrickson Street, Block 8559, Lots 33, 47, 49, 50, 51 and 52, Borough of Brooklyn, Alt. 2908-60, re—proposed parking for patron's cars for restaurant, temporary frame office, and business entrance in the residence use portion of lot (business use district and extending into the residence use district).

**779-60-SM**—K System, fireproof floor and roof construction, manufactured by K System, Inc., Material.

**780-60-BZ**—B.B.—2827-2835 West 22nd Street, east side 220 feet south of Neptune Avenue, Block 7071 Lots 74 and 76, Borough of Brooklyn, Alt. 2637-60, re—Parking and storage of motor vehicles, residence use district.

### *Restored to Docket*

**523-38-BZ—Vol. II**—B.Q.—23-24 31st Street, north side, 100 feet east of 23rd Road, Block 842, Lot 80, Astoria, Borough of Queens, Alt. 995-50, reopened for consideration as to extension of term of variance, re—parking and storage of motor vehicles—residence and business use districts.

**514-54-BZ**—B.M.—462-472 West 22nd Street, south side, 100 feet east of 10th Avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan, Amendment to Alt. 528-54, reopened for consideration as to extension of term of variance, re—parking and storage of motor vehicles—residence use district.

**614-54-BZ—Vol. III**—B.B.—1101-1113 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn, Amendment to N.B. 1941-56, re increase in parking area—retail and residence use districts.

**172-16-BZ—Vol. II**—B.B.—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn, Amendment to Alt. 1434-57, reopened for consideration as to extension of time to complete, re—reconstruction of existing gasoline service station, etc.—business and residence use districts.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept of Marine and Aviation.

## RULES

*Last Publication*

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| Arc and Gas Welding and Oxygen Cutting .....                     | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules...                               | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of. | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....             | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                    | Dec. 28, 1943—Vol. 28, No. 52A |



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| Concrete Flat Slabs, Rules .....                                                                                                                             | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                                                                                      | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)...                                                                                                                            | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                                                                                            | Sept. 15, 1955.                |
| Elevator Rules .....                                                                                                                                         | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                                                                               | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                                                                                             | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                                                                                | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                                                                                     | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                                                                                             | April 15, 1958.                |
| Fire Drill Rules .....                                                                                                                                       | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Sept. 29, 1960—Vol. 45, No. 39 |
| Fireproof Wood, Testing of.....                                                                                                                              | June 30, 1960—Vol. 45, No. 26  |
| Gas Shut-Off Rules .....                                                                                                                                     | Apr. 13, 1937—Vol. 22, No. 15  |
| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Insulating Fibre Board Rules ....                                                                                                                            | June 5, 1928—Vol. 13, No. 23   |
| Methyl Chloride Rules for Class B and C Refrigerating Systems..                                                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
| Oil Burner Rules .....                                                                                                                                       | Feb. 11, 1947—Vol. 32, No. 6   |
| Opening Protective Assemblies, Rules for Inspection of .....                                                                                                 | June 25, 1959—Vol. 44, No. 25  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....                                                                   | May 27, 1954.                  |
| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)                                                               | Aug. 3, 1937—Vol. 22, No. 31   |
| Procedure, Rules of .....                                                                                                                                    | Nov. 13, 1956.                 |
| Smoking in Factories, Rules for..                                                                                                                            | Oct. 8, 1959—Vol. 44, No. 40   |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                                                                                | Mar. 31, 1960—Vol. 45, No. 13  |
| Sprinkler, Rules .....                                                                                                                                       | June 30, 1960—Vol. 45, No. 26  |
| Standpipe Fireline Rules .....                                                                                                                               | June 29, 1937—Vol. 22, No. 26  |
| Structural Alterations Reporting..                                                                                                                           | June 8, 1937—Vol. 22, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                                                                                | June 7, 1932—Vol. 17, No. 23   |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                                                                                            | Sept. 3, 1946—Vol. 31, No. 36  |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

## NOVEMBER 9, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, November 9, 1960, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 346-60-BZ

APPLICANT—Lama, Proskauer and Prober for Seymour J. Koff, owner.

SUBJECT—Application May 5, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station, rearrangement of pump islands and extend the uses to include car washing, minor auto repairs, office sales, utility room and parking and storage of motor vehicles.

PREMISES AFFECTED—211-221 Tapscott Street and 14-24 Dumont Avenue, southeast corner, Block 3565, Lot 30, Borough of Brooklyn.

### 392-60-BZ

APPLICANT—Harry Soled for Lily LoVerdi, owner.

SUBJECT—Application May 19, 1960—decision of the Bor-

ough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit on a plot partly in a retail use district and partly in a residence use district and being partly in a "D" area district and partly in a D-1 area, the erection of a one story masonry storage building and the extension of the present use of the storage and sale of concrete blocks and other building material from the retail use portion into the residence use portion of the plot, said proposed new building having less than the required setback and side yard.

PREMISES AFFECTED—7810 Flatlands Avenue, south side, 40 feet west of East 79th Street, Block 8015, Lot 48, Borough of Brooklyn.

### 423-60-BZ

APPLICANT—Leonard F. Rothkrug for Lesjac Realty Corporation, owner.

SUBJECT—Application June 1, 1960—decision of the Borough Superintendent, under Sections 7e and 7f of the Zoning Resolution, to permit in a business use district, the demolition of an existing gas station and car wash and the erection of an automatic car wash with accessory gasoline pumps and tanks, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1800 Southern Boulevard, east side, 170 feet north of Boston Road, Block 2984, Lot 7, Borough of the Bronx.

### 419-60-BZ

APPLICANT—Robert Gottlieb for Marvin Harrow, owner.

SUBJECT—Application May 5, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the one story brick and frame building into the residence use portion of the plot for storage of lumber, trim and similar building material and extend the parking and storage of motor vehicles into the residence portion of the site.

PREMISES AFFECTED—75-85 West Tremont Avenue, west side, 186.87 feet south of Kingsland Place, Block 2869, Lots 41, 43 and 45, Borough of The Bronx.

### 347-60-BZ

APPLICANT—Lama, Proskauer and Prober for Rabbini-cal Seminary of America, owner.

SUBJECT—Application May 5, 1960—decision of the Borough Superintendent, under Sections 21 and 19B (d) of the Zoning Resolution, to permit in a G-1 area district, the erection of a multiple dwelling occupying more than the permitted area, floor ratio area in excess of area permitted, with less than the required setback from the street line, less than the required outer court and less than the required parking spaces.

PREMISES AFFECTED—118-20 to 118-34 (118-24 official) 83rd Avenue, and 83-02 to 83-08 Abingdon Road, southwest corner, Block 3329, Lot 11, Kew Gardens, Borough of Queens.

### 429-60-BZ

APPLICANT—Leonard F. Rothkrug for Vincent Scognamiglio, owner.

SUBJECT—Application June 1, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, "D" area district, the demolition of an existing gasoline service station and store and the erection and maintenance of an auto repair shop with accessory business sign, welding and transmission repairs and parking occupying more than the permitted area and without the required rear yard, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2653-2661 Cropsey Avenue, north side, 25 feet east of Bay 44th Street, Block 6912, Lot 6, Borough of Brooklyn.

### 876-52-BZ—Vol. II

APPLICANT—Saul Goldsmith for 29 Clay Street Corporation, owner.

SUBJECT—Application reopened June 14, 1960 as Volume



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II—decision of the Borough Superintendent, under Sections 21 and 7c of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension to an existing factory building extending into the residence use portion of the plot exceeding the permitted area coverage and to be used entirely for warehouse purposes.

**PREMISES AFFECTED**—71-08 51st Avenue and 51-01 to 51-11 71st Street, southeast corner and 51-02 to 51-10 72nd Street, Block 2460, Lots 7 and 9, Winfield, Borough of Queens.

## 979-24-BZ—Vol. III

**APPLICANT**—Gustave Goldman for Chris Vamakatis, owner.

**SUBJECT**—Application reopened March 8, 1960 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension at the rear of 6918 4th Avenue for use as a check room as an accessory to the present restaurant.

**PREMISES AFFECTED**—6914-6920 4th Avenue, northwest corner of Ovington Avenue, Block 5872, Lots 47, 48, 49 and 50, Borough of Brooklyn.

## 442-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Palisades Apts. Incorporated, owner.

**SUBJECT**—Application June 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an "E" area district, the erection of a multiple dwelling exceeding the allowable floor area.

**PREMISES AFFECTED**—2520-2540 (2530 official) Independence Avenue, south side, 160.14 feet east of Palisade Avenue, 2400-2450 Palisade Avenue and 2401-2441 Bradley Terrace, Block 3407, Lots 2, 212, 220, Borough of The Bronx.

## 1714-18-BZ—Vol. II

**APPLICANT**—Reginald S. Hardy for 3825 Broadway Corporation, owner.

**SUBJECT**—Application reopened May 24, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7b, 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, in an existing building formerly occupied as theatre and stores, previously granted by the Board, the change in occupancy of the theatre portion to retail supermarket with business entrance and show windows within 75 feet of a residence use district.

**PREMISES AFFECTED**—3821-3839 Broadway, west side, from Fort Washington Avenue to West 160th Street, Block 2137, Lots 1, 7, 9, and 10, Borough of Manhattan.

## 731-60-A

**APPLICANT**—Reginald S. Hardy for 3825 Broadway Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

**SUBJECT**—Application September 28, 1960—Appeal from a decision of the Borough Superintendent—re marquee.

**PREMISES AFFECTED**—3821, 3825, 3835, 3839 Broadway, west side, from Fort Washington Avenue to West 160th Street, Block 2137, Lots 1, 7, 9, and 10, Borough of Manhattan.

## 424-60-BZ

**APPLICANT**—Maurice G. Usan for Moraine Construction Company, Incorporated, owner.

**SUBJECT**—Application May 27, 1960—decision of the Borough Superintendent under Section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the maintenance of a one family dwelling that encroaches on the required 15 foot setback from the street line.

**PREMISES AFFECTED**—82 Holly Street, west side, 420 feet south of Sparkhill Avenue, Block 848, Lot 641, Concord, Staten Island, Borough of Richmond.

## 932-54-BZ

**APPLICANT**—Henry Nordheim for Jacob Tutnauer, owner.

**SUBJECT**—Application reopened October 11, 1960 for consideration as to extension of term of variance, expired September 27, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in the retail use district portion of lot located in a residence and retail use district, the change in occupancy of one store to manufacturing use.

**PREMISES AFFECTED**—1162-1168 Colgate Avenue and 1460 Westchester Avenue, southeast corner, Block 3737, Lot 38, Borough of The Bronx.

## 968-54-BZ

**APPLICANT**—Joseph Platzker for Storage Realty Co. Inc., owner.

**SUBJECT**—Application reopened October 11, 1960 for consideration as to extension of term of variance, expired July 6, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles.

**PREMISES AFFECTED**—10 Pitt Street, east side, 125.5 feet north of Grand Street, Block 336, Lot 4, Borough of Manhattan.

## 223-46-BZ

**APPLICANT**—Raymond J. Irrera for Ralph Intindoli, owner.

**SUBJECT**—Application reopened October 11, 1960 for consideration as to extension of term of variance, expired September 20, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district, the use of power driven saws.

**PREMISES AFFECTED**—40-16 31st Avenue, south side, 25 feet west of 41st Street, Block 678, Lot 44, Long Island City, Borough of Queens.

## 358-51-BZ

**APPLICANT**—Kozinn, Krasner and Kozinn for Heiss and Wegmann, Inc., owner.

**SUBJECT**—Application reopened October 11, 1960 for consideration as to extension of term of variance, expired September 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of owner's motor vehicles being repaired.

**PREMISES AFFECTED**—284 East 136th Street, south side, 125 feet east of Lincoln Avenue, Block 2311, Lot 10, Borough of The Bronx.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 359-60-BZ

**APPLICANT**—Herbert Tannenbaum for Leafar Construction Corporation, owner; Safeway Stores, Incorporated, lessee.

**SUBJECT**—Application May 12, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of the patron parking from the business portion into the residence portion of the plot.

**PREMISES AFFECTED**—74-39 Jamaica Avenue, northeast corner of Dexter Court, Block 8835, Lot 1, Woodhaven, Borough of Queens.

**Hearing closed**—Laid over from October 18, 1960 to November 9, 1960, for inspection and decision; applicant to submit revised drawing.



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## 429-49-BZ—Vol. III

APPLICANT—Elliott Saltzman for Mildred Robbins, owner.

SUBJECT—Application reopened July 12, 1960 as Volume III—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use district in an existing thirteen story Multiple Dwelling, the erection of an extension to occupy the area of the inner court on every floor above the first story roof.

PREMISES AFFECTED—38 Central Park South, southside, 245 feet east of Sixth Avenue, Block 1274, Lot 64, Borough of Manhattan.

Hearing closed—Laid over from October 4, 1960, to October 25, 1960, for hearing at request of applicant to conduct negotiation; applicant to submit new drawing; then to November 9, 1960, for inspection and decision.

## 464-60-BZ

APPLICANT—Carl H. Salminen for D. B. Hawkins, owner.

SUBJECT—Application June 17, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar extension to an existing building extending from the retail use into the residential use portion of the plot to be used as a garage and extension of the present funeral establishment with parking for employees and patrons in the unoccupied area.

PREMISES AFFECTED—214-43 39th Avenue and 38-26 to 38-40 215th Street, northwest corner, Block 6240, Lot 39, Bayside, Borough of Queens.

Hearing closed—Laid over from October 25, 1960, to November 9, 1960, for inspection and decision.

## 67-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Salvatore Puma, owner.

SUBJECT—Application reopened May 10, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district the reconstruction and extension in area of an existing gasoline service station with the additional uses of lubricatorium, minor auto repairs, car washing, storage room, office and sales, ground sign and parking and storage of motor vehicles in open area for a term of fifteen (15) years.

PREMISES AFFECTED—1223-1233, (1225 official) East 233rd Street and 3900-3910 Baychester Avenue, northeast corner, and 3901-3909 Dereimer Avenue, Block 4955, Lots 1, 5 and 57, Borough of the Bronx.

Hearing closed—Laid over from October 25, 1960, to November 9, 1960, for inspection and decision; applicant to show proper dimensions on plans.

## 541-57-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Samuel S. Schiffer for Wally and Lillian Nelson, Hilda Folkman, Philip and Gilda Nelson, owners; United Coat, Apron and Linen Supply, lessee.

SUBJECT—Application reopened March 29, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7c, 7d and 21 of the Zoning Resolution, to permit in a residence use district, the addition of packing and storage of linen to the public garage and motor vehicle repair shop and office uses, all uses to be for a temporary term of five (5) years.

PREMISES AFFECTED—32-62 to 32-68 47th Street, westside, 153 feet, 17/8 inches, north of 34th Avenue, Block 722, Lots 63, 64, and 65, Astoria, Borough of Queens.

Hearing closed—Laid over from October 25, 1960 to November 9, 1960, for inspection and decision.

## 461-60-BZ

APPLICANT—Harry Silverman for Emma T. Giordano and Raffalo Giordano, Executors and Trustees of Estate of Tommaso Giordano; Shell Oil Company, lessee.

SUBJECT—Application June 17, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs with hand tools, car washing, office, sales and parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2243-2251 (2245 official) Southern Boulevard, and 800-808 Garden Street, southwest corner, Block 3112, Lot 41, Borough of the Bronx.

Hearing closed—Laid over from October 25, 1960 to November 9, 1960, for inspection and decision.

## 349-60-BZ

APPLICANT—Patrick D. Concagh for Roman Homes, Incorporated, owner.

SUBJECT—Application May 6, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of the subject premises for the parking and storage of more than five (5) motor vehicles of the passenger car type for a temporary term of five (5) years.

PREMISES AFFECTED—790-798 Garden Street, south side, 90.44 feet west of Southern Boulevard, Block 3112, Lot 38, Borough of the Bronx.

Hearing closed—Laid over from October 25, 1960 to November 9, 1960, for inspection and decision.

## 525-60-BZ

APPLICANT—Murray L. White and E. J. Cappello, associate for Murray J. Shainis, owner.

SUBJECT—Application July 11, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling and two car garage to a two family dwelling and two car garage.

PREMISES AFFECTED—157-11 9th Avenue, north side, 100 feet east of 157th Street, Block 4554, Lot 29, White-stone, Borough of Queens.

Hearing closed—Laid over from October 25, 1960, to November 9, 1960, for inspection and decision.

## 530-60-A

APPLICANT—Murray J. White for Murray J. Shainis, owner.

SUBJECT—Application July 11, 1960—Appeal from a decision of the Borough Superintendent re—frame dwelling, attic for living purposes.

PREMISES AFFECTED—157-11 9th Avenue, north side, 100 feet east of 157th Street, Block 4554, Lot 29, White-stone, Borough of Queens.

## 402-60-BZ

APPLICANT—Leonard F. Rothkrug for Stanton Management, Incorporated, owner; Bomar Builders, Incorporated, lessee.

SUBJECT—Application May 20, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of a retail supermarket, stores and accessory parking and signs for a temporary term of twenty-five (25) years.

PREMISES AFFECTED—2069 Bruckner Boulevard, northwest corner of Olmstead Avenue, Block 3797, Lots 33, 42, 50, 52 and 60, Borough of the Bronx.

Hearing closed—Laid over from October 25, 1960, to November 9, 1960, for inspection and decision; applicant to file amended drawing.

## 385-60-BZ

APPLICANT—Frederick A. Ketcher for Louis Fayne, owner.

SUBJECT—Application May 18, 1960—decision of the Bor-



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ough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the pleasure type for a stated term of five (5) years.

**PREMISES AFFECTED**—65 Audubon Avenue, east side, 30 feet south of West 169th Street, Block 2125, Lots 30 and 31, Borough of Manhattan.

**Hearing closed**—Laid over from October 25, 1960, to November 9, 1960, for inspection and decision.

## 408-60-BZ

**APPLICANT**—Casale and Nowell for Edward D. Stone, owner.

**SUBJECT**—Application May 20, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use, B area, 1½ height district, the extension of the use of architect's office, previously granted by the board, to include the fifth (5th) floor.

**PREMISES AFFECTED**—7 East 67th Street, north side, 175 feet east of Fifth Avenue, Block 1382, Lot 8, Borough of Manhattan.

**Hearing closed**—Laid over from October 25, 1960, to November 9, 1960, for inspection and decision.

## 409-60-A

**APPLICANT**—Casale and Nowell for Edward D. Stone, owner.

**SUBJECT**—Application May 20, 1960—Appeal from a decision of the Borough Superintendent—re Class III Commercial bldg.,—stair enclosure, fifth floor.

**PREMISES AFFECTED**—7 East 67th Street, north side, 175 feet east of Fifth Avenue, Block 1382, Lot 8, Borough of Manhattan.

## 430-60-BZ

**APPLICANT**—James Whitford, Jr. for Frank DeStasio, owner.

**SUBJECT**—Application May 24, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story and cellar building for use as a funeral establishment and use of the unbuilt upon portion of the premises for accessory parking.

**PREMISES AFFECTED**—2819 Hylan Boulevard and 535 Tysens Lane, northwest corner, Block 4256, Lot 34, New Dorp, Borough of Richmond.

**Hearing closed**—Laid over from October 25, 1960, to November 9, 1960, for inspection and decision.

## 431-60-A

**APPLICANT**—James Whitford, Jr. for Frank DeStasio, owner.

**SUBJECT**—Application May 24, 1960—Filed Pursuant to Section 35 of the General City Law re—curb cuts in bed of mapped street, proposed widening of Tysens Lane.

**PREMISES AFFECTED**—2819 Hylan Boulevard and 535 Tysens Lane, northwest corner, Block 4256, Lot 34, New Dorp, Borough of Richmond.

## 654-59-BZ

**APPLICANT**—Kingsway Delicatessen and Lunch Incorporated, lessee for Joseph Fennelly, owner.

**SUBJECT**—Application October 9, 1959—decision of the Borough Superintendent, under Sections 7a, 7c and 21 of the Zoning Resolution, to permit in a business and residence use C area district, the extension of the first floor of an existing building, extending the present business use into the residence portion of the plot, occupying more than the permitted area coverage with a business exit in the residence use district.

**PREMISES AFFECTED**—1906 Kings Highway, southside, 40 feet east of East 19th Street, Block 6782, Lot 70, Borough of Brooklyn.

**Hearing closed**—Laid over from September 13, 1960, for hearing, to October 11, 1960, at the request of applicant; then to October 25, 1960, for decision; applicant to submit copy of easement; then to November 9, 1960, for applicant to file revised drawings and new objection of the Borough Superintendent; and for decision.

## 898-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Giamboi Brothers Incorporated, owner.

**SUBJECT**—Application December 29, 1959—decision of the Borough Superintendent, to permit in a business and residence use D area district, the construction of a one story extension on the rear of building No. 1 and a one story building of Class 3 construction in the residence use portion of the plot without the required rear yard and exceeding the permitted area coverage for use of storage of plastering equipment and plastering material and storage of five (5) owners trucks in conjunction with the two present buildings on the same plot now used for office, storage of building materials, loading and unloading and storage of employees and customers cars which in the aggregate constitute garage units for more than five (5) motor vehicles.

**PREMISES AFFECTED**—2502-2508 Coney Island Avenue, (rear building) west side, 100.36 feet south of Avenue V, Block 7159, Lots 120 and 197, Borough of Brooklyn.

**Hearing closed**—Laid over from September 27, 1960, to October 11, 1960, for inspection and decision; applicant to check dimensions showing use limits; then to October 25, 1960, for decision; applicant to submit revised drawings; then to November 9, 1960, at the request of the applicant to file completed revised plans; and for decision.

MAX H. FOLEY, *Chairman.*

## NOVEMBER 9, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon*, November 9, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 198-60-A

**APPLICANT**—Phoenix Lighting Fixture Company, Incorporated for Bush Terminal Bldgs. Company; Phoenix Lighting Fixture Co., Inc., lessee.

**SUBJECT**—Application March 16, 1960—Appeal from a decision of the Fire Commissioner re—installation of a Ransburg #2 Process Electro-Spray Painting System, Building #20.

**PREMISES AFFECTED**—167 41st Street, northwest corner of Second Avenue, Block 711, Lot 20, Borough of Brooklyn.

## 399-60-A

**APPLICANT**—Olvany, Eisner and Donnelly for Carnival Spraying Company, Incorporated, sub-lessee; 144-152 Associates, owner; 144 Holding Corporation, lessee.

**SUBJECT**—Application May 24, 1960—Appeal from a decision of the Fire Commissioner re—Spray Painting System.

**PREMISES AFFECTED**—144 West 27th Street, south side, 232.4 feet east of 7th Avenue, Block 802, Lot 67, Borough of Manhattan.

## 240-60-A

**APPLICANT**—Philip Freshman for Estorbrook Electric Corporation, owner.

**SUBJECT**—Application March 31, 1960—Appeal from a decision of the Borough Superintendent—re enclosed stairs.

**PREMISES AFFECTED**—156-160 Flushing Avenue, south side, 82 feet, 8½ inches east of Vanderbilt Avenue, Block 1872, Lot 26, Borough of Brooklyn.



# CALENDAR

519-60-A

APPLICANT—Halperin Natanson Shivitz Scholer and Steingut for Forty Fifth Street Associates, owner; 45 West 45th Street Corporation, lessee.

SUBJECT—Application July 8, 1960—Appeal from a decision of the Borough Superintendent—re Violation issued—re C. O. 7656.

PREMISES AFFECTED—41-47 West 45th Street, north side, 363 feet 9 inches east of Avenue of the Americas, Block 1261, Lot 16, Borough of Manhattan.

596-60-A

APPLICANT—Albert Melniker for David Steinberg and Sons and Harry Steinberg, owners.

SUBJECT—Application August 5, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Dora Street.

PREMISES AFFECTED—35 Dora Street, north side, 325.11 feet west of Woolley Avenue, Block 472, Lot 72, Westerleigh, Borough of Richmond.

597-60-A

APPLICANT—Albert Melniker for David Steinberg and Sons and Harry Steinberg, owners.

SUBJECT—Application August 5, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Dora Street.

PREMISES AFFECTED—43 Dora Street, north side, 86.34 feet east of Crystal Avenue, Block 472, Lot 76, Westerleigh, Borough of Richmond.

598-60-A

APPLICANT—Albert Melniker for David Steinberg and Sons and Harry Steinberg, owners.

SUBJECT—Application August 5, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Dora Street.

PREMISES AFFECTED—15 Dora Street, north side, 139.11 feet west of Woolley Avenue, Block 472, Lot 64, Westerleigh, Borough of Richmond.

599-60-A

APPLICANT—Albert Melniker for Joseph Esposito, owner.

SUBJECT—Application August 5, 1960—Appeal from a decision of the Borough Superintendent re—swimming pool.

PREMISES AFFECTED—215 Naughton Avenue, north side, 84.38 feet east of Husson Street, Block 3549, Lot 122, Grant City, Borough of Richmond.

627-60-A

APPLICANT—Crinnion and Crinnion for M. J. P. Corporation, owner.

SUBJECT—Application August 17, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation Section 34 subdivision 6 of the Multiple Dwelling Law re—cellar apartment-yard.

PREMISES AFFECTED—12 East 213th Street, south side, 50.02 feet west of DeKalb Avenue and 100.03 feet east of Jerome Avenue, Block 3329, Lot 56, Borough of the Bronx.

MAX H. FOLEY, *Chairman.*

NOVEMBER 15, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 15, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

379-60-BZ

APPLICANT—Leonard F. Rothkrug for New York Lien Corporation, owner.

SUBJECT—Application May 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning

Resolution, to permit in a residence use district, the erection and maintenance of a retail supermarket with accessory customer and employee parking, all for a temporary term of twenty-five (25) years.

PREMISES AFFECTED—1735 Seward Avenue, northwest corner of Rosedale Avenue, Block 3594, Lots 1, 10, 60, Borough of the Bronx.

Hearing closed—Laid over from October 25, 1960 to November 15, 1960, for inspection and decision.

326-60-BZ

APPLICANT—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

PREMISES AFFECTED—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

Hearing closed—Laid over from July 19, 1960, for continued hearing to September 20, 1960, and for inspection; then to Oct. 11, 1960, for continued hearing; applicant to file revised drawing; then to October 25, 1960, for applicant to consult with owner in regard to further revision of drawings; then to November 15, 1960, for inspection and decision.

395-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Eleanor M. Howard, owner.

SUBJECT—Application October 20, 1960, decision of the Borough Superintendent under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district the construction and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs and storage of more than five motor vehicles, previously granted by the Board under Vol. II and to extend the time in which to obtain permits and complete the work under Vol. II and under Vol. III to install new curb cuts and relocate pump island and reduce the size of the building.

PREMISES AFFECTED—1727-1737 Bedford Avenue and 112-122 Sullivan Place, southeast corner, Block 1307, Lot 6, Borough of Brooklyn.

Hearing closed—Laid over from October 25, 1960, to November 15, 1960, for inspection and decision; applicant to complete papers.

356-59-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Anthony Nappi for Ned Kalesh, owner.

SUBJECT—Application reopened September 20, 1960 as Volume II, subject to regular procedure, for consideration of revised drawings—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a retail and residence use, C area district, a one story extension to a building used as a commissary for a catering establishment and the use of the proposed building, as extended, for catering use and commissary with an occupied area in excess of that permitted.

PREMISES AFFECTED—8609-8613 Fort Hamilton Parkway, east side, 67 feet 5 inches south of 86th Street, Block 6053, Lot 14, Borough of Brooklyn.

Hearing closed—Laid over from October 25, 1960 to November 15, 1960, for inspection and decision.

MAX H. FOLEY, *Chairman.*



# CALENDAR

NOVEMBER 22, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 22, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 471-60-BZ

APPLICANT—Victor E. Block for Sidjack Realty Corporation, owner.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1668 Bryant Avenue, east side, 24.75 feet north of East 173rd Street, Block 3002, Lot 2, Borough of The Bronx.

Laid over from October 18, 1960, to November 22, 1960, for inspection and hearing; applicant to send out new twenty day notices.

## 472-60-BZ

APPLICANT—Victor E. Block for Sidjack Realty Corporation, owner.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1570 Hoe Avenue, east side, 75 feet south of East 173rd Street, Block 2989, Lot 20, Borough of The Bronx.

Laid over from October 18, 1960, to November 22, 1960, for inspection and hearing; applicant to send new twenty day notices.

## 351-60-BZ

APPLICANT—Lama, Proskauer and Prober for Congregation B'Nai, owner.

SUBJECT—Application May 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, D-D area district, the erection of a one story and cellar at the rear of the present synagogue building without the required rear yard and parking of patrons cars on the open area of the plot extending into the required setback.

PREMISES AFFECTED—857-873 Hendrix Street, east side, 145 feet north of Stanley Avenue, Block 4354, Lot 45, Borough of Brooklyn.

## 396-60-BZ

APPLICANT—S. Oberwager for 46th St. Realty Corporation, owner.

SUBJECT—Application May 23, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the erection of a roof sign.

PREMISES AFFECTED—44-10 to 44-22 54th Avenue, south side, 85.03 feet west of 46th Street, and 54-08 to 54-20 46th Street, Block 2536, Lot 12, Maspeth, Borough of Queens.

## 290-60-BZ

APPLICANT—Aaron Halpern for Carmelo Liro, owner.

SUBJECT—Application April 19, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the erection of a business building extending from the business use into the residence use district.

PREMISES AFFECTED—85-48 to 85-60 118th Street, northwest corner of Hillside Avenue, and 117-09 to 117-23 Babbage Street, Block 9260, Lot 28, Jamaica, Borough of Queens.

## 291-60-A

APPLICANT—Aaron Halpern for Carmelo Liro, owner.

SUBJECT—Application April 19, 1960—Filed pursuant to Section 35 of the General City Law re—building is partially in bed of mapped street—proposed widening of Babbage Street.

PREMISES AFFECTED—85-48 to 85-60 118th Street, northwest corner of Hillside Avenue, and 117-09 to 117-23 Babbage Street, Block 9260, Lot 28, Jamaica, Borough of Queens.

## 684-60-BZ

APPLICANT—Victor E. Block for Harry Appleman, owner.

SUBJECT—Application September 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3445 Kossuth Avenue, north side, 3436 De Kalb Avenue, south side, intersection, Block 3327, Lot 73, Borough of The Bronx.

## 415-60-BZ

APPLICANT—James E. Vassalotti for Ira Hanig, owner.

SUBJECT—Application June 1, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales, lunch wagon and parking and storage of motor vehicles for a term of twenty (20) years.

PREMISES AFFECTED—169-01 to 169-21 North Conduit Avenue, and 144-35 to 144-45 New York Boulevard, northeast corner and 168-12 to 168-28 and 169-02 to 169-06 144th Road, Block 12598, Lots 116, 130, 145 and 150, Jamaica, Borough of Queens.

## 471-51-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr. for Level Realty Corporation and Biscayne Realty Corporation, owners; Alexander's Department Stores, Incorporated, lessee.

SUBJECT—Application reopened July 12, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence, retail and retail—1 use district, the construction of a five story and cellar extension to an existing department store building.

PREMISES AFFECTED—2501-2525 Grand Concourse, northside, and 2508-2520 and 2528 Creston Avenue, southside, Block 3167, Lots 1, 22, 26 and 72, Borough of The Bronx.

## 548-60-A

APPLICANT—Charles A. Buckley for Level Realty Corporation and Biscayne Realty Corporation, owners; Alexander's Department Stores, Incorporated, lessee.

SUBJECT—Application June 9, 1960—appeal from a decision of the Borough Superintendent, re—class 3 commercial building, Escalators.

PREMISES AFFECTED—2501-2525 Grand Concourse, northside, and 2528 Creston Avenue, Block 3167, Lots 1, 22, 26 and 72, Borough of The Bronx.

## 441-60-BZ

APPLICANT—Robert Gottlieb for Joseph Martirano, owner.

SUBJECT—Application June 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of a four family multiple dwelling to a five family multiple dwelling.

PREMISES AFFECTED—2031 Tomlinson Avenue, west side, 125 feet south of Lydig Avenue, Block 4305, Lot 11, Borough of The Bronx.



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## 278-60-BZ

APPLICANT—A. H. Salkowitz for Dream Homes Incorporated, owner.

SUBJECT—Application April 14, 1960—decision of the Borough Superintendent, under Sections 21 and 19B (d) of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling and garage, without the required setback from the street line.

PREMISES AFFECTED—146-01 17th Avenue, northeast corner of 146th Place, Block 4626, Lot 35, Whitestone, Borough of Queens.

## 7-60-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station, office and lubritorium and extend such uses to include car washing, sales, utility room, minor auto repairs, parking and storage of motor vehicles, ground sign with business entrance (curb cuts) within 75 feet of a residence use district.

PREMISES AFFECTED—70-58 to 70-66 (70-60 official) Kissena Boulevard, and 153-08 to 153-18 70th Road, southwest corner, Block 6697, Lot 1, Flushing, Borough of Queens.

## 790-59-BZ

APPLICANT—Saul S. Nevins for Colgate Realty Corporation, owners; Tremont Chevrolet Company, Incorporated, lessee.

SUBJECT—Application November 27, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of passenger type motor vehicles, sale of cars and accessory office.

PREMISES AFFECTED—948 Evergreen Avenue, northeast corner of Story Avenue, Block 3659, Lot 1, Borough of The Bronx.

## 418-60-BZ

APPLICANT—William R. Altman and Herman Kron for East 76th Street Realty Corporation, owner.

SUBJECT—Application May 27, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the extension of a present legal garage use to include roof parking and storage of pleasure type motor vehicles.

PREMISES AFFECTED—332-340 East 76th Street, south side, 125 feet east of 2nd Avenue, Block 1450, Lot 54, Borough of Manhattan.

## 523-38-BZ—Vol. II

APPLICANT—John J. Leonard for Ihnat Holding Corp., owner.

SUBJECT—Application reopened October 25, 1960 for consideration as to extension of term of variance, expired May 17, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7h of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—23-24 31st Street, north side, 100 feet east of 23rd Road, Block 842, Lot 80, Astoria, Borough of Queens.

## 14-54-BZ

APPLICANT—Ervin Palmer for Bernard P. and Elaine Kite, owners.

SUBJECT—Application reopened October 25, 1960 for consideration as to extension of term of variance, expired January 24, 1961—decision of the Borough Superintendent,

previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—462-472 West 22nd Street, south side, 100 feet east of 10th Avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.

## 172-16-BZ—Vol. II

APPLICANT—Herman Kron for Bann Oil Company, Inc., owner.

SUBJECT—Application reopened October 25, 1960 for consideration as to extension of time to complete, expired May 5, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7h of the Zoning Resolution, permitting in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than 5 cars and parking and storage of more than 5 motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

MAX H. FOLEY, *Chairman.*

## NOVEMBER 22, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, November 22, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 580-60-A

APPLICANT—Union Carbide Corporation U. C. Consumer Products Company, A Division, owner.

SUBJECT—Application July 28, 1960—appeal from a decision of the Fire Commissioner—re Transportation, storage, and packaging of inflammable mixture known as "Brestone Windshield Washer Solvent" in 4-ounce plastic polyethylene containers with screw caps, (containers not in accordance with Administrative code requirements).

### 620-60-A

APPLICANT—Jacob & Donald D. Fisher for William and Mollie Handelman, owners.

SUBJECT—Application August 16, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 177 and Section 34 subdivision 6 of the Multiple Dwelling Law—cellar apartment re—rear yard.

PREMISES AFFECTED—46 East 3rd Street, south side, 60 feet east of 2nd Avenue, Block 444, Lot 11, Borough of Manhattan.

### 622-60-A

APPLICANT—Samuel Rosenblum for E. Waterman, owner.

SUBJECT—Application July 28, 1960—Appeal from a decision of the Fire Commissioner re—emergency elevator service.

PREMISES AFFECTED—245-249 West 27th Street, north side, 193 feet east of 8th Avenue, Block 777, Lot 15, Borough of Manhattan.

### 623-60-A

APPLICANT—Samuel Rosenblum for Congress Holding Corporation, owner.

SUBJECT—Application August 4, 1960—Appeal from a decision of the Fire Commissioner re—emergency elevator service.

PREMISES AFFECTED—15-17 West 36th Street, north side, 274 feet west of 5th Avenue, Block 832, Lot 32, Borough of Manhattan.

### 624-60-A

APPLICANT—Samuel Rosenblum for Universal Holding



# CALENDAR

Coporation, owner.  
SUBJECT—Application August 4, 1960—Appeal from a decision of the Fire Commissioner—re Emergency elevator service.

PREMISES AFFECTED—148-152 West 37th Street, south side, 75 feet east of 7th Avenue, Block 812, Lot 69, Borough of Manhattan.

## 625-60-A

APPLICANT—Samuel Rosenblum for Slayer-Forman Incorporated, owner.

SUBJECT—Application August 4, 1960—Appeal from a decision of the Fire Commissioner—re emergency elevator service.

PREMISES AFFECTED—555 8th Avenue, west side, 24 feet 6 inches south of West 38th Street, 304 West 38th Street, Block 761, Lot 37, Borough of Manhattan.

## 719-60-A

APPLICANT—George Fuchs for Christian Science Society of Bayside, owner.

SUBJECT—Application September 28, 1960—Appeal from a decision of the Borough Superintendent re—frame building for public use, exits.

PREMISES AFFECTED—215-15 43rd Avenue, northwest corner, of 215th Place, Block 6305, Lot 17, Bayside, Borough of Queens.

MAX H. FOLEY, *Chairman.*

# MINUTES

(Remaining Minutes of the Regular Meeting of October 18, 1960.)

## 192-16-BZ—Vol. II

APPLICANT—William O. Prescott for Atlas Abrasives Corp., Arthur Ackerman, Pres., Gustaf Ackerman, Vice Pres., owners.

SUBJECT—Application reopened January 20, 1959—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit local retail use and C area district the construction of two additional floors on the existing 3 story factory building and extending the present use and exceeding the permitted area coverage, without the required rear yard and required loading berth.

PREMISES AFFECTED—459-461 12th Street, north side, 40.5 feet east of Eighth Avenue, Block 1096, Lot 43, Borough of Brooklyn.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 910-42-BZ—Vol. II

APPLICANT—Joseph S. Wohl for Ferbar Realty Corporation, owner.

SUBJECT—Application reopened July 1, 1958 as Vol. II—decision of the Borough Superintendent under Section 7e of the Zoning Resolution, to permit in a business use district, the maintenance for no more than two years and the conversion of occupancy of an existing building from garage, showroom and work room to a welding shop.

PREMISES AFFECTED—2801-17 West 8th Street, northeast corner of 631-41 Sheepshead Bay Road and 664 Neptune Avenue, Block 7270, Lot 14, Borough of Brooklyn.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1  
Adjourned: 3:55 P. M.

JAMES P. MULROY, *Secretary.*

## REGULAR MEETING

TUESDAY MORNING, OCTOBER 25, 1960, 10 A. M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon October 11, 1960 were approved as printed in the Bulletin of October 20, 1960, Vol. 45, No. 42.

## 67-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Salvatore Puma, owner.

SUBJECT—Application reopened May 10, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and extension in area of an existing gasoline service station with the additional uses of lubritorium, minor auto repairs, car washing, storage room, office and sales, ground sign and parking and storage of motor vehicles in open area for a term of fifteen (15) years.

PREMISES AFFECTED—1223-1233 (1225 official) East 233rd Street and 3900-3910 Baychester Avenue, northeast corner and 3901-3909 Dereimer Avenue, Block 4955, Lots 1, 5 and 57, Borough of The Bronx.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Peter Mattiaccio, Vincent Borgese, Zachary Macin, Frank Rending, Cesar A. Pagan, Mrs. Joseph De Vito, Mrs. R. Lanicci, Mrs. A. Badenchini, Mrs. J. Cominsky, Mrs. D. Diaz, Mrs. V. Spotkill, Mrs. B. Regel, W. Teligar, Mr. and Mrs. Stephen Nemecek, Esther Calderon, John Zenir and others.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to November 9, 1960, at 10 A.M. for inspection and decision; applicant to show proper dimensions on drawings.; hearing closed.

## 14-37-BZ—Vol. III

APPLICANT—Victor E. Block for Celia T. Benjamin, owner; East Coast Auto Painting, lessee.

SUBJECT—Application reopened April 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the continuance of the present uses of non-storage garage for more than ten (10) cars awaiting repairs, body and fender repairs, spraying and use of oxygen and acetylene and the elimination of the uses of automobile showroom and automobile repair shop with the mechanical testing and relining of brakes.

PREMISES AFFECTED—1665-1675 Jerome Avenue, west side, 150 feet north of Featherbed Lane, Block 2861, Lot 35, Borough of the Bronx.

## APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: Sidney Landes and William Graham.

ACTION OF BOARD—Laid over to November 29, 1960, at 10 A.M. for hearing; applicant to send out new twenty-day notices.



# MINUTES

## 395-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Eleanor M. Howard, owner.

SUBJECT—Application October 20, 1960, decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the construction and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs and storage of more than five motor vehicles, previously granted by the Board under Vol. II and to extend the time in which to obtain permits and complete the work under Vol. II and under Vol. III to install new curb cuts and relocate pump island and reduce the size of the building.

PREMISES AFFECTED—1727-1737 Bedford Avenue and 112-122 Sullivan Place, southeast corner, Block 1307, Lot 6, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Charles B. Lawrence, Senator Jeremiah B. Bloom, Assemblyman George A. Cincotta, Joseph Krimsky, Councilman Jack Kranis, George L. Lawrence, Helen M. Butler, Carrie E. Lawrence, Herman Ray, Rosemary S. Zee, Edwin F. Taylor, Lillian Strongin and others.

ACTION OF BOARD—Laid over to November 15, 1960, at 10 A.M. for inspection and decision; applicant to complete papers; hearing closed.

## 429-49-BZ—Vol. III

APPLICANT—Elliot Saltzman for Mildred Robbins, owner.

SUBJECT—Application reopened July 12, 1960 as Volume III—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use district in an existing thirteen story Multiple Dwelling, the erection of an extension to occupy the area of the inner court on every floor above the first story roof.

PREMISES AFFECTED—38 Central Park South, southside, 245 feet east of Sixth Avenue, Block 1274, Lot 64, Borough of Manhattan.

### APPEARANCES—

For Applicant: Elliot Saltzman.

For Opposition: Peter Casini.

ACTION OF BOARD—Laid over to November 9, 1960, for inspection and decision; hearing closed.

## 541-57-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Samuel S. Schiffer for Wally and Lillian Nelson, Hilda Folkman, Philip and Gilda Nelson, owners: United Coat, Apron and Linen Supply, lessee.

SUBJECT—Application reopened March 29, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7c, 7d and 21 of the Zoning Resolution, to permit in a residence use district, the addition to the public garage of packing and storage of linen and motor vehicle repair shop and office uses, all uses to be for a temporary term of five (5) years.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug, Philip Nelson and Samuel S. Schiffer.

For Opposition: Sidney Snyderman, Carmine Scarone, Jean Monasseri, Christine Dinapoli, Julia Weiss, Josephine MacGuffie, Charles F. Briegel, E. Scheele, Rocco Morlille, Louise Koch, Frances Metterle, Leontine Foursans, John Holl, John Fugosich, Elizabeth Liebert and others.

ACTION OF BOARD—Laid over to November 9, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 56-59-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Anthony Nappi for Ned Kalesh, owner.

SUBJECT—Application October 7, 1960, decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the rearrangement of a proposed one story extension to a building used as a commissary for a catering establishment for catering use with an occupied area in excess of that permitted, previously granted by the Board under Vol. I.

PREMISES AFFECTED—8609-8613 Fort Hamilton Parkway, east side, 67 feet 5 inches south of 86th Street, Block 6053, Lot 14, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug and Anthony Nappi.

For Opposition: A. William Salomone, John J. Assaf, Leonard Fisichell, Stella Zacharos, Geo. Tadross and Harry J. Levine.

ACTION OF BOARD—Laid over to November 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 654-59-BZ

APPLICANT—Joseph Fennelly, owner; Kingsway Delicatessen and Lunch Inc., lessee.

SUBJECT—Application October 9, 1959—decision of the Borough Superintendent, under Sections 7a, 7c and 21 of the Zoning Resolution, to permit in a business and residence use C area district, the extension of the first floor of an existing building, extending the present business use into the residence portion of the plot and occupying more than the permitted area coverage with a business exit in the residence use district.

PREMISES AFFECTED—1906 Kings Highway, southside, 40 feet east of East 19th Street, Block 6782, Lot 70, Borough of Brooklyn.

### APPEARANCE—

For Applicant: Joseph Fennelly.

For Opposition: None.

ACTION OF BOARD—Laid over to November 9, 1960, at 10 A. M. for applicant to file revised drawings and new objection of the Borough Superintendent; and for decision; hearing previously closed.

## 898-59-BZ

APPLICANT—Lama, Proskauer and Prober for Giamboi Brothers Incorporated, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use D area district, the construction of a one story extension on the rear of building No. 1 and a one story building of Class 3 construction in the residence use portion of the plot without the required rear yard and exceeding the permitted area coverage for use of storage of plastering equipment and plastering material and storage of five (5) owners trucks in conjunction with the two present buildings on the same plot now used for office, storage of building materials, loading and unloading and storage of employees and customers cars which in the aggregate constitute garage units for more than five (5) motor vehicles.

PREMISES AFFECTED—2502-2508 Coney Island Avenue, (rear building) west side, 100.36 feet south of Avenue V, Block 7159, Lots 120 and 197, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to November 9, 1960, at 10 A. M. at the request of the applicant to file completed revised drawings; and for decision; hearing previously closed.

## 326-60-BZ

APPLICANT—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the



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Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

**PREMISES AFFECTED**—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36 49 and 55, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Louis C. Moser, Elizabeth Lamanna, Mrs. Charles Koehler and John Shirega.

**ACTION OF BOARD**—Laid over to November 15, 1960, at 10 A. M. for decision; hearing closed.

## 349-60-BZ

**APPLICANT**—Patrick D. Concagh for Roman Homes, Incorporated, owner.

**SUBJECT**—Application May 6, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of the subject premises for the parking and storage of more than five (5) motor vehicles of the passenger car type for a temporary term of five (5) years.

**PREMISES AFFECTED**—790-798 Garden Street, south side, 90.44 feet west of Southern Boulevard, Block 3112, Lot 38, Borough of The Bronx.

## APPEARANCES—

For Applicant: Patrick D. Concagh.

For Opposition: Mrs. Hernandez, A. Charles D'Agostino, Ira Leeman, Paul Bank and Loreta Simone.

**ACTION OF BOARD**—Laid over to November 9, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 352-60-BZ

**APPLICANT**—Harry Silverman for 23 Cornelia Street Incorporated, owner.

**SUBJECT**—Application April 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing two story building, the change of occupancy from wet wash laundry to store and offices on the first floor and two apartments on the second floor.

**PREMISES AFFECTED**—23 Cornelia Street, west side, 206 feet 7 inches north of Bleecker Street, Block 590, Lot 42, Borough of Manhattan.

## APPEARANCES—

For Applicant: Harry Silverman.

For Opposition: E. Steinert, Washington Square Assn.

**ACTION OF BOARD**—Laid over to December 20, 1960, at 10 A. M. at the request of the applicant, who will endeavor to find a conforming use.

## 378-60-BZ

**APPLICANT**—John J. Tricarico for Seidmatt Realty Corporation, owner.

**SUBJECT**—Application May 17, 1960—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sale of accessories, minor auto repairs and parking and storage of more than five (5) motor vehicles for a term of fifteen (15) years.

**PREMISES AFFECTED**—676-684 (680 official) Castle Hill Avenue and 2200-2208 Seward Avenue, southeast corner, Block 3575, Lots 32 and 33, Borough of The Bronx.

## APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: Harvey Fox, New York City Housing Authority.

**ACTION OF BOARD**—Laid over to November 1, 1960, at 10 A. M. for decision; applicant to file revised drawings; hearing previously closed.

## 379-60-BZ

**APPLICANT**—Leonard F. Rothkrug for New York Lien Corporation, owner.

**SUBJECT**—Application May 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail supermarket with accessory customer and employee parking, all for a temporary term of twenty-five (25) years.

**PREMISES AFFECTED**—1735 Seward Avenue, northwest corner of Rosedale Avenue, Block 3594, Lots 1, 10 and 60, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: George L. May, Alfred Matthews, John Patrick Walsh, Fred W. Meyer, Alaric O. Cruse, Lilian Conde, Kelly Bristow, James D. Cook, Joseph Rodriguez, Nilda Rodrigues and Clarence L. Eady.

For Administration: Harvey Fox, N.Y.C.H.A. and John J. Saunders, Bd. of Education.

**ACTION OF BOARD**—Laid over to November 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 385-60-BZ

**APPLICANT**—Frederick A. Ketcher for Louis Fayne, owner.

**SUBJECT**—Application May 18, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the pleasure type for a stated term of five (5) years.

**PREMISES AFFECTED**—65 Audubon Avenue, east side, 30 feet south of West 169th Street, Block 2125, Lots 30 and 31, Borough of Manhattan.

## APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

**ACTION OF BOARD**—Laid over to November 9, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 402-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Stanton Management, Incorporated, owner; Bomar Builders, Incorporated, lessee.

**SUBJECT**—Application May 20, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a retail supermarket, stores, and accessory parking and signs, for a temporary term of twenty-five (25) years.

**PREMISES AFFECTED**—2069 Bruckner Boulevard, northwest corner of Olmstead Avenue, Block 3797, Lots 33, 42, 50, 52 and 60, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and Myron Boyce.

For Opposition: Theresa Mastrandrea.

**ACTION OF BOARD**—Laid over to November 9, 1960, at 10 A. M. for inspection and decision; applicant to file amended drawing; hearing closed.

## 408-60-BZ

**APPLICANT**—Casale and Nowell for Edward D. Stone, owner.

**SUBJECT**—Application May 20, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use B area, 1½ height district, the extension of the use of architect's office, previously granted by the board, to include the fifth (5) floor.

**PREMISES AFFECTED**—7 East 67th Street, north side, 175 feet east of Fifth Avenue, Block 1382, Lot 8, Borough of Manhattan.



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## APPEARANCES—

For Applicant: B. F. Nowell, Jr., and Alvin F. Gunther.  
For Opposition: Allan Flynn.  
ACTION OF BOARD—Laid over to November 9, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 409-60-A

APPLICANT—Casale and Nowell for Edward D. Stone, owner.

SUBJECT—Application May 20, 1960—appeal from a decision of the Borough Superintendent—re Class III Commercial bldg.,—stair enclosure, fifth floor.

PREMISES AFFECTED—7 East 67th Street, north side, 175 feet east of Fifth Avenue, Block 1382, Lot 8, Borough of Manhattan.

## APPEARANCES—

For Applicant: B. F. Nowell, Jr. and Alvin F. Gunther.

ACTION OF BOARD—Laid over to November 9, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 430-60-BZ

APPLICANT—James Whitford, Jr. for Frank DeStasio, owner.

SUBJECT—Application May 24, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the erection of a one story and cellar building for use as a funeral establishment and use of the unbuilt upon portion of the premises for accessory parking.

PREMISES AFFECTED—2819 Hylan Boulevard and 535 Tysens Lane, northwest corner, Block 4256, Lot 34, New Dorp, Borough of Richmond.

## APPEARANCES—

For Applicant: James Whitford, Frank DeStasio and Donald Rowe.

For Opposition: William Fraser, Thomas Molski, George Dorfman, Thomas S. Calvani and Vincent Scali, Jr.

ACTION OF BOARD—Laid over to November 9, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 431-60-A

APPLICANT—James Whitford, Jr. for Frank DeStasio, owner.

SUBJECT—Application May 24, 1960—filed pursuant to Section 35 of the General City Law re—curb cuts in bed of mapped street, proposed widening of Tysens Lane.

PREMISES AFFECTED—2819 Hylan Boulevard and 535 Tysens Lane, northwest corner, Block 4256, Lot 34, New Dorp, Borough of Richmond.

## APPEARANCES—

For Applicant: Frank DeStasio, Donald Rowe and James Whitford.

ACTION OF BOARD—Laid over to November 9, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 461-60-BZ

APPLICANT—Harry Silverman for Emma T. Giordano and Raffalo Giordano, Executors and Trustees of Estate of Tommaso Giordano, owner; Shell Oil Company, lessee.

SUBJECT—Application June 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs with hand tools only, car washing, office, sales and parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2243-2251 (2245 official) Southern Boulevard and 800-808 Garden Street, southwest corner, Block 3112, Lot 41, Borough of The Bronx.

## APPEARANCES—

For Applicant: Harry Silverman.

For Opposition: A. Charles D'Agostino, Paul Bank, Ira Leeman, Loreto Simone and Edward Hoffman for Dep't. of Parks.

ACTION OF BOARD—Laid over to November 9, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 464-60-BZ

APPLICANT—Carl H. Salminen for D. B. Hawkins, owner.

SUBJECT—Application June 17, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar extension, to an existing building, extending from the retail use, into the residence use portion of the plot, to be used as a garage and extension of the present funeral establishment with parking for employees and patrons in the unoccupied area.

PREMISES AFFECTED—214-43 39th Avenue and 38-26 to 38-40 215th Street, northwest corner, Block 6240, Lot 39, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: Carl H. Salminen and Donald B. Hawkins.

For Opposition: None.

ACTION OF BOARD—Laid over to November 9, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 525-60-BZ

APPLICANT—Murray L. White and E. J. Cappello, Associates for Murray J. Shainis, owner.

SUBJECT—Application July 11, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling and two car garage, to a two family dwelling and two car garage.

PREMISES AFFECTED—157-11 9th Avenue, north side, 100 feet east of 157th Street, Block 4554, Lot 29, Whitestone, Borough of Queens.

## APPEARANCES—

For Applicant: Murray L. White and Murray J. Shainis.

For Opposition: None.

ACTION OF BOARD—Laid over to November 9, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 530-60-A

APPLICANT—Murray L. White for Murray J. Shainis, owner.

SUBJECT—Application July 11, 1960—appeal from a decision of the Borough Superintendent, re—frame dwelling, attic for living purposes.

PREMISES AFFECTED—157-11 9th Avenue, north side, 100 feet east of 157th Street, Block 4554, Lot 29, Whitestone, Borough of Queens.

## APPEARANCES—

For Applicant: Murray L. White.

ACTION OF BOARD—Laid over to November 9, 1960, at 10 A.M. for inspection and decision; in conjunction with Cal. No. 525-60-BZ; hearing closed.

## 151-60-BZ

APPLICANT—Jacob Lubroth and Son for J and M Rizzi Realty Corporation, owner; Foxie and Mike's Service Station, Incorporated, lessee.

SUBJECT—Application February 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the extension in use of the present gasoline service station to include motor vehicle repairs with hand tools only in an existing building presently used as a two car garage.

PREMISES AFFECTED—506-510 Sheepshead Bay Road, south side, 106 feet, 9¾ inches east of West 5th Street, Block 7280, Lot 15, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Nathan Lubroth.

For Opposition: None.

ACTION OF BOARD—Laid over, date to be set to complete the vote of the Board taken this day; hearing closed.

## THE VOTE—

Affirmative: Chairman Foley and Commissioner Becker. 2

Negative: Vice Chairman Kleinert and Commissioner Fox ..... 2

Absent: Commissioner Sleeper ..... 1



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## 2049-17-BZ—Vol. II

APPLICANT—Albert Melniker for Freemore Holding Corporation, owner; S. I. Oil Company, lessee.

SUBJECT—Application reopened July 19, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7a, 7f and 21 of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station and public garage the removal of two buildings to provide safer ingress and egress, to relocate the curb cuts and install a new pump island.

PREMISES AFFECTED—153 Victory Boulevard and 10 Brook Street, northwest corner, Block 23, Lot 5, Tompkinsville, Borough of Richmond.

### APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 11, 1960, after due notice by publication in the Bulletin; laid over to October 25, 1960 for re-inspection and decision; applicant to submit new drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 19, 1960, acting on Alt. Applic. 131-60, reads:

"Proposed alteration to existing public garage and gasoline service station and the extension of this use all in a retail use district is contrary to Article II, Sec. 4, paragraphs 29 and 46."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and f of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a, 7f and 21, to permit in a retail use district, at an existing gasoline service station and public garage, the removal of two existing buildings to provide improved circulation of cars, to relocate the curb cuts and install a new pump island, *on condition* that the building shall conform to drawings filed with this application dated June 3, 1960, 4 sheets and October 24, 1960, 4 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 696-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Singer and Carlton, Inc., owners.

SUBJECT—Application reopened September 27, 1960 for consideration as to extension of time to complete, expired February 25, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a manufacturing and residence use district, the change in occupancy from public garage, previously granted by the Board, to public garage, motor vehicle repair shop, touch up painting, spraying, lubrication, gasoline tanks, pumps, welding, storage of parts and office.

PREMISES AFFECTED—1317-1327 36th Street and 123-

139 Louisa Street, northeast corner, Block 5312, Lot 6, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, on February 29, 1959 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work which had expired by time limitation February 25, 1960; and

WHEREAS, this application was reopened on September 27, 1960 and set for hearing on October 25, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 25, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated July 14, 1960 acting on Alt. Applic. No. 513-58, reads:

"1. As application has expired under section 22-A of the Zoning Resolution as approved under Cal. #696-24-BZ Vol. II, proposed extension of time is referred to the Bd. of Standards and Appeals."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 29, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 799-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Anto Fam Realty Corporation, owner.

SUBJECT—Application reopened June 1, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage room, office, sales and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—764-776 4th Avenue and 187-195 26th Street, northwest corner, Block 654, Lot 34, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama and Louis L. Rosenberg.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 11, 1960 after due notice by publication in the Bulletin; laid over to October 25, 1960 for inspection and decision hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 5, 1960 acting on N.B. Applic. No. 512-60, reads:

"1. The proposed gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles in open area in a lot located in Business Use District is con-



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trary to Article II, Section 4(a) (29) (46) of the Zoning Resolution.

"2. Proposed business sign (supported on light standard) is contrary to Article II, Section 4(a) (49) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f, i and e, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic car washing, storage room, office, sales and parking and storage of motor vehicles for a stated term of fifteen years, *on condition* that the work shall be done in accordance with drawings filed with this application dated April 21, 1960, 4 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 547-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs, hand tools only and parking and storage of motor vehicles.

PREMISES AFFECTED—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1960, after due notice by publication in the Bulletin; and over to June 14, 1960 for inspection and decision; then to June 28, 1960 for decision; applicant to file revised drawings showing existing facade remaining; then to July 19, 1960 for decision; then to September 20, 1960 at request of applicant; then to October 25, 1960; applicant to file new drawings; and

WHEREAS, the decision of the Borough Superintendent, dated February 4, 1960, acting on Alt. Applic. 1886-59, reads:

"1. Change of use from gasoline service station, lubritorium, office, parking and storage of not more than 15 cars to gasoline service station, lubritorium, minor auto repairs (hand tools only), sales, parking and storage of motor vehicles, located in a business use district, constitutes an extension of a non-conforming use and is, therefore, contrary to Art. II, P 4 (a) 29 & 46, Zoning Resolution and B.S.&A. Cal. #547-32-BZ."

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and i, to permit in a business use district, at an existing gasoline service station, the rehabilitation by modernizing of the existing building facade, rearranging interior partitions and pump islands and extending the uses to include lubritorium, accessory minor auto repairs with hand tools only and parking and storage of motor vehicles, awaiting service, *on condition* that the work shall be done in accordance with drawings filed with this application dated January 12, 1960, 5 sheets and October 13, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 802-40-BZ—Vol. II

APPLICANT—Doris A. Thompson for George H. Forgarty, owner.

SUBJECT—Application reopened September 27, 1960 for consideration as to extension of term of variance, expired September 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension of an existing motor vehicle repair shop.

PREMISES AFFECTED—168-26 to 168-28 Liberty Avenue and 103-01 to 103-07 168th Place, southeast corner, Block 10222, Lots 9 and 10, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Doris A. Thompson.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, on September 19, 1950 as amended September 13, 1955, this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation September 13, 1960; and

WHEREAS, this application was reopened on September 27, 1960 and set for hearing on October 25, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 25, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated August 5, 1960 acting on Alt. Applic. No. 1479-49, reads:

"1. Request for extension of time must be obtained from the Board of Standards and Appeals."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 19, 1950, as amended through September 13, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 532-44-BZ—Vol. II

APPLICANT—Pasquale P. Caiazza for Rose Cali, Frank Schettino and Mildred Schettino, owners.

SUBJECT—Application reopened June 28, 1960 for consideration as to extension of term of variance, expired February 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of



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the Zoning Resolution, permitting in a residence use district the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted.

**PREMISES AFFECTED**—42-44 Brighton Street, west side, 464 feet south of Amboy Road, Block 7900, Lot 37, Totenville, Borough of Richmond.

## APPEARANCES—

For Applicant: None.

For Opposition: None.

**ACTION OF BOARD**—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, on February 7, 1950, this application (Volume II) was granted by the Board on certain conditions; and

WHEREAS, this application was reopened and the term of the variance extended for five years on February 15, 1955; and

WHEREAS, the applicant states that upon investigation with the local office of the Building Department of the City of New York and the Borough Superintendent's office, he has been informed that there has been no change in the site, surrounding area, use, area and height of the said premises since 1955; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on February 15, 1960; and

WHEREAS, this application was reopened on June 28, 1960 and set for hearing on July 26, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; laid over to September 27, 1960 for inspection and decision as to extension of term of variance; hearing closed; then to October 25, 1960 for inspection and decision; applicant to file new photograph of the building from the rear and revise drawings to show entire plot, correction of defective construction in the building and paving and planting proposed; and

WHEREAS, the decision of the Borough Superintendent, dated May 25, 1960, acting on Alt. Applic. 315-60, reads:

"1. Application for renewal of C. of O. #8217 issued 3/14/1951 and granted under 542-44-BZ, Vol. II by the B.S.A. must be referred back to B.S.A. for further action."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and applicant was to file a new photograph and revised drawings, neither of which has been filed; and

WHEREAS, the Board is of the opinion that there was no justification for the exercise of its discretion to grant an extension of the term of variance.

*Resolved*, that the Board of Standards and Appeals does hereby *deny* the application for an extension of the term of variance.

## 275-58-BZ—Vol. III

**APPLICANT**—J. M. Berlinger for Martin Brown and William Turner, owners.

**SUBJECT**—Application September 16, 1960, decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a Class One height district, the erection of a multiple dwelling exceeding the permitted height within two miles of a designated airport.

**PREMISES AFFECTED**—1261 Far Rockaway Boulevard, southwest corner of Beach 12th Street, Block 35, Lots 17 and 45, Far Rockaway, Borough of Queens.

## APPEARANCES—

For Applicant: J. M. Berlinger, Jesse Cohen and William Turner.

For Opposition: Milton Cohen, Irving Driansky, Eugene B. Davis, Ada Zakin, Lee Cohen, Emanuel Rackman and George Cousin.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated September 27, 1960 acting on N.B. Applic. No. 4643-56, reads:

"6M. Revised plans and plot must be submitted to the Board of Standards and Appeals for approval as such plans and plot vary from those approved by the Board of Standards and Appeals under Cal. #275-58-BZ, Vol. I.

Note: Although that portion of building contrary to Sec. 8(d) 9A(a) and 9(b) Zoning Res. approved by the Board of Standards and Appeals has not been extended in area or height, plot area has been extended and overall occupied area increased. New accessory building and swimming pool added."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 9A, of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 9A of the Zoning Resolution, to permit in a Class One height district, the erection of a multiple dwelling exceeding the permitted height within two miles of a designated airport *on condition* that the building conform to drawings filed with this application dated September 16, 1960, 4 sheets, and October 7, 1960, 1 sheet; on *further condition* that the proposed swimming pool area be enclosed with a brick wall, and that the location and details of the brick wall are to be approved by the Board before being sent to the Department of Buildings; on *further condition* that there be no dressing rooms or lounge in connection with the pool; that the only accessories permitted in connection with the pool shall be toilets and showers; that all laws, rules and regulations applicable shall be complied with; that the automobile opening from Beach 12th Street be for emergency exit only; that the ramp from Rockaway Boulevard be shielded from the property to the west by a 6 foot 0 inch brick wall; that all permits be obtained all work done and a certificate of occupancy be obtained within the requirements of Section 22A of the Zoning Resolution.

## 800-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1960 after due notice by publication in the Bulletin; laid over to June 14, 1960 for inspection and decision; then to June 28, 1960 for decision; applicant to file revised drawings; then to July 19, 1960 for decision; hearing closed; then to September 20, 1960 for decision at request of applicant to file revised drawings; then to October 25, 1960 for decision at request of applicant; and

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1959 acting on N.B. Applic. No. 3760-59, reads:

"1. Proposed demolition, reconstruction, extension of area and extension of use of an existing Gasoline Station, office and lubricatory to Gasoline Service Station, lubricatorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles and proposed ground signs in a lot located within a Retail Use District is contrary to Art. II Section 4-A of the Zoning Resolution."

and WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivisions a and i, of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and i, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubricatorium and extend the uses to include accessory minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated December 4, 1959, 3 sheets, October 13, 1960, 2 sheets revised and October 13, 1960, 1 sheet additional; *on further condition*, that all laws, rules and regulations applicable shall be complied with; that all permits; including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 7-60-BZ

APPLICANT—Henry C. Brucker for Salvatore and Claudine Brienzo, owners.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of an existing one family house into a two family house. PREMISES AFFECTED—225-23 112th Avenue, north side, 209.46 feet west of 227th Street, Block 11209, Lot 30, Queens Village, Borough of Queens.

## APPEARANCES—

For Applicant: Lester C. Ringe and Claudine Brienzo.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 11, 1960 after due notice by publication in the Bulletin; laid over to October 25, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,

dated March 11, 1960 acting on Alt. Applic. No. 2522-59, reads:

"1. Proposed conversion from a one family dwelling to a two family dwelling in a G-1 area district is contrary to Article IV section 16-C(a) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a G-1 area district, the conversion of an existing one family house into a two family house, *on condition*, that the work shall be done in accordance with drawings filed with this application dated March 18, 1960, 5 sheets and July 29, 1960, 1 sheet; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 355-60-BZ

APPLICANT—Albert Melniker for Jessie Troiano and James Troiano, owners.

SUBJECT—Application May 10, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story extension to an existing one story store for storage use extending into the residence portion of the premises and the use of the unbuilt upon portion for accessory customer and employee parking.

PREMISES AFFECTED—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1960, after due notice by publication in the Bulletin; laid over to October 25, 1960 for further inspection and decision; hearing closed; applicant to file drawing indicating lay-out of proposed city parking lot; and

WHEREAS, the decision of the Borough Superintendent, dated May 4, 1960, acting on Alt. Applic. 553-59, reads:

"1. The proposed addition to an existing structure, intended to be used as a store, office, truck loading space, customer and automobile parking for more than five motor vehicles, located in a Residence Use District, is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a retail and residence use district, the erection of a one story



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extension to an existing one story store for storage use, extending into the residence portion of the premises and to use the unbuilt upon portion for accessory customer and employee parking and unloading, *on condition* that the work shall conform to drawings filed with this application dated May 10, 1960, 5 sheets and October 7, 1960, 1 sheet revised; that the parking lot portion of the property shall be paved with gravel or clean cinders, treated with a binder and rolled to grade for proper draining; that the brick walls on the south side and east side of the proposed addition to the warehouse shall be of face brick and treated architecturally; that there shall be a face brick wall 2 feet 0 inch high along the Jacques Avenue front with a 3 foot 0 inch high wrought iron picket fence on top of it and a privet hedge on the street side of it; that there shall be two trees planted on Jacques Avenue, one either side of the curb cut not less than 4 inches in diameter; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 356-60-A

APPLICANT—Albert Melniker for Jessie Troiano and James Troiano, owners.

SUBJECT—Application May 10, 1960—filed pursuant to Section 35, Article 3 of the General City Law re opening in bed of mapped street, proposed widening of Jacques Avenue and a decision of the Borough Superintendent re—accessory parking spaces.

PREMISES AFFECTED—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 4, 1960 on Alt. Applic. 553-59, reads:

"2. The proposed vehicular openings for separate entrance and exit, more than ten feet wide, are contrary to the 'Rules and Regulations relating to parking spaces accessory to permissible uses.'

"3. The proposed vehicular openings, located in bed of a mapped street, are contrary to Article 3, Section 35 of the General City Law."

and

WHEREAS, the applicant states that the building is 42 feet by 110.15 feet irregular in area, 1 story, 18 feet high, of class 3 construction, located in retail and residence use, D and E area, class  $\frac{3}{4}$  and 1 height district, built in 1921, now used and occupied since August 30, 1955: 1st floor—store, office, boiler room and storage, 35 persons; substantially in accordance with Certificate of Occupancy #12489 issued September 30, 1955 against Alt. Applic. 375-52; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that in order to properly and conveniently use the customer and employee parking area as well as the service and unloading area, it is necessary to have curb cuts wider than 10 feet as provided for in the rules and regulations relating to parking spaces accessory to permissive uses; that the use of a 10 feet curb cut for public and commercial uses is not an adequate width; that Jacques Avenue has a proposed 5 foot widening; that in order to comply with Article 3, Section 35 of the General City Law, it is necessary to physically install a curb cut in the present curb line and to cross a 5 foot portion of the proposed widening on Jacques Avenue; that for this reason it is necessary to ask for an appeal for vehicular openings located in the bed of a mapped street; that this appeal is in conjunction

with the accompanying zoning appeal, Cal. No. 355-60-BZ; that in addition to the chain link fence enclosing the parking area, there will be provided an adequate timber bumper and a protective space between the bumpers and the fence; that the fence line on Jacques Avenue will be inside of the widened portion of the street and will not extend into the widened portion of Jacques Avenue, thus eliminating the need for the eventual relocation of the fence in the case of the granting of this appeal; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 553-59, Objection Nos. 2 and 3, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, *on condition* that all the requirements of the Resolution adopted by the Board this day under Cal. No. 355-60-BZ shall be complied with; that there shall be a gate on Jacques Avenue in the opening of the brick wall which shall be closed and locked at night and on holidays; and that a certificate of occupancy shall be obtained.

## 359-60-BZ

APPLICANT—Lama, Proskauer and Prober for E. H. E. Properties Company, owner.

SUBJECT—Application May 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use D area district, the erection of a one story extension to the present one story factory building and exceeding the area coverage.

PREMISES AFFECTED—9301-9311 Ditmas Avenue and 751-759 East 93rd Street, northeast corner, Block 8111, Lot 9, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 11, 1960 after due notice by publication in the Bulletin; laid over to October 25, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 20, 1960 acting on Alt. Applic. No. 1099-60, reads:

"1. Proposed extension exceeds area, Art. IV, Sect. 14(c) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a business use, D area district, the erection of a one story extension to the present one story factory building and exceeding the area coverage, *on condition* that the work shall be done in accordance with drawings filed with this application dated May 6, 1960, 6 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.



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585-60-BZ

APPLICANT—Lama, Proskauer and Prober for Mesivta Yeshivah, owner.

SUBJECT—Application July 29, 1960—decision of the Borough Superintendent under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles and attendant's shanty for a term of ten (10) years.

PREMISES AFFECTED—341-345 Stone Avenue, east side, 150 feet north of Pitkin Avenue, Block 3709, Lots 3, 4 and 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Rabbi Sidney Harsztark.

For Opposition: None.

For Administration: Harvey Fox, N.Y.C.H.A. and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1960 acting on Alt. Applic. No. 1957-60, reads:

"1. Proposed parking and storage of motor vehicles and 6'-8" x 7'-6" temporary frame office attendants shelter be located in a Residence Use District is contrary to Article II Section 3 of the zoning resolution."

and

WHEREAS, the Board found that this was an appropriate case which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7h, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles and attendant's shanty, for a term of ten years, on condition that the work shall be done in accordance with drawings filed with this application dated July 29, 1960, 4 sheets; on further condition, that the attendant shall be on duty at all times when the lot is in use and not less than one half hour before school hours and one half hour after school hours; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

110-60-BZ

APPLICANT—Paul Friedman for St. Peter's Episcopal Church, owner.

SUBJECT—Application August 11, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the alteration and extension of an existing church building, without the required setback from the street building line.

PREMISES AFFECTED—137-44 244th Street, northwest corner of 138th Avenue, Block 13241, Lots 1 and 45, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Rix P. Butler, Rector.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated August 3, 1960 acting on Alt. Applic. No. 2430-58, reads:

"1. Reconsideration is denied. The setback from the building line is less than the required 15'-0" and thus is contrary to Art. IV Sec. 16-C Par. (b) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, to permit in a residence use, G-1 area district, the alteration and extension of an existing church building without the required setback from the street building line, on condition that the work shall be done in accordance with drawings filed with this application dated August 11, 1960, 2 sheets, September 15, 1960, 9 sheets and September 30, 1960, 1 sheet; that all laws, rules and regulations applicable shall be complied with; that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 5:00 P.M.

JAMES P. MULROY, Secretary.

## REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 25, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

446-60-A

APPLICANT—Abraham Grossman for Ulmer Estates Incorporated, owner.

SUBJECT—Application June 10, 1960—filed pursuant to Multiple Dwelling Law 310 for variation of Section 177, subdivision 3 and Section 34, subdivision 6 of the Multiple Dwelling Law, re-use of cellar front as 3 room class A apartment.

PREMISES AFFECTED—29 West 12th Street, north side, 300 feet west of Fifth Avenue, Block 576, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, decision of the Borough Superintendent, dated May 24, 1960 on Alt. Applic. 791-60, reads:

"A1. The proposed use of the cellar front as a 3 room class 'A' Apt. not acceptable. Contrary to Sec. 177 Sub. 3 & Sec. 34 Sub. 6 of the Multiple Dwelling Law in that the height of the proposed apartment is more than 1/2 below the curb level."

and

WHEREAS, the applicant states that the building is 25 feet by 80 feet in area, 5 stories and penthouse, 65 feet high, of class 3 construction, located in residence use, D area and class 3/4 height district, built before 1900, now used and oc-



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cupied since 1940: Cellar—storage and boiler room and 1 housekeeping apartment, 2 persons; 1st floor—2 furnished rooms and 3 housekeeping apartments, 6 persons; 2nd floor to 5th floor—6 furnished rooms and 2 housekeeping apartments, an each floor and 9 persons each floor; penthouse—one housekeeping apartment, 2 persons; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that in 1940, this building was classified as heretofore converted class "B" Multiple Dwelling; that Certificate of Occupancy #27190 issued on January 6, 1941 gives the following occupancy: Cellar—boiler room; 1st floor—3 apartments and two furnished rooms; typical 2nd to 5th floors—2 apartments and 6 furnished rooms; penthouse—1 apartment; that this cellar apartment has been in use since the building was erected, was partially occupied as approved in 1940 and in the last few years, occupied for temporary use in accordance with Cellar Apartment Certificate #2127 issued by the Department of Buildings; that the apartment consists of 3 rooms, a large living room, comfortable bed room, bath room and very large kitchen; that it is well lighted having large windows, which either face a large inner court, or a 4 feet 6 inches in width area on the front of the building; that the building has ample drainage, court, yard and area drains; that the cellar floor has a height of 8 feet, which is considered a very good height; that the surrounding court area and yard levels are some feet below the cellar floor; that the apartment is absolutely dry, well lighted and well ventilated; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated May 24, 1960, acting on Alt. App. 791-60, Objection No. A-1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work conform to drawings filed with this appeal dated June 10, 1960, 3 sheets; that there be one sprinkler head placed in the kitchen in the cellar; connected to the domestic water supply; and that a new certificate of occupancy be obtained.

## 469-60-A

APPLICANT—Schaefer and Atkin for Palmerino Cot-turone, owner.

SUBJECT—Application June 21, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re—apartments in cellar, etc.

PREMISES AFFECTED—2750 Hone Avenue, east side, 450.16 feet north of Allerton Avenue, Block 4519, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Atkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 26, 1960 on Alt. Applic. 387-60, reads:

"A1. Proposed apartments in cellar will be contrary to subd. 6 of Sec. 34 M.D.L.

Apts. must have one half its height and all its window surfaces above adequate adjacent space."

and

WHEREAS, the applicant states that the building is 33 feet by 55 feet in area, 2 stories, 24 feet high, of class 3 construction, located in residence use, D area, class 1 height district, built in 1928, now used and occupied since 1950; cellar—2 families; 1st floor—2 families; 2nd floor—2 families; and

WHEREAS, the applicant states that the cellar apartments have been in use, in good condition, since 1950; that these apartments have been permitted by the Department of Health and the Department of Buildings in accordance with the

provisions of Chapter 574—Laws of 1953, up to March 1960; that sanitary and living conditions are excellent; that this lowest floor is a cellar only in relation to a theoretical filed grade, which will probably never be established; that with relation to the existing grade, it is a basement, with the ceiling being more than 5 feet above grade; that the windows are more than 4 feet in height; that ventilation and light are more than adequate; that the side yards are 7 feet and 10 feet, and the rear yard about 132 feet; that the apartments in question have ample light and ventilation; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated May 26, 1960, acting on Alt. App. 387-60—Objection No. A-1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal dated June 21, 1960, one sheet; that one sprinkler head be placed in the front kitchen in the cellar, connected to the domestic water supply; and that a new certificate of occupancy shall be obtained.

## 911-51-A

APPLICANT—Samuel Rosenblum for Charles Kaye Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Fire Commissioner—re elevator in readiness; previously granted on condition.

PREMISES AFFECTED—105-117 Madison Avenue, southeast corner of East 30th Street, Block 859, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 25, 1956 on certain conditions; and

WHEREAS, the term of variance was extended on July 8, 1958; and

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, the owners agree that the Quick Response Service will be maintained; that power will be maintained at all times; and that the elevators will be at lobby level when the building is normally closed, in accordance with the provisions of General Resolutions adopted by the Board under Cal. No. 630-56-GR.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 25, 1956, as *amended* on July 8, 1958 by adding thereto:

"that the automatically controlled elevators may be permitted, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that the service shall be maintained in accordance with the requirements of resolutions adopted by the Board under Cal. No. 630-56-GR." (Fire Dept. Decision dated August 26, 1960)

## 198-60-A

APPLICANT—Phoenix Lighting Fixture Company Incorporated, lessee, for Bush Terminal Bldgs. Company, owner.

SUBJECT—Application March 16, 1960—Appeal from a decision of the Fire Commissioner re—installation of a Ransburg #2 Process Electro-Spray Painting System. Building #20.

PREMISES AFFECTED—167 41st Street, northwest cor-



# MINUTES

ner of Second Avenue, Block 711, Lot 20, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Irving Tetenbaum.

ACTION OF BOARD—Laid over to November 9, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 399-60-A

APPLICANT—Olvany, Eisner and Donnelly for Carnival Spraying Company, Incorporated, sub-lessee; 144-152 Associates, owner; 144 Holding Corporation, lessee.

SUBJECT—Application May 24, 1960—Appeal from a decision of the Fire Commissioner re—Spray Painting System.

PREMISES AFFECTED—144 West 27th Street, south side, 232.4 feet east of 7th Avenue, Block 802, Lot 67, Borough of Manhattan.

## APPEARANCES—

For Applicant: Irving Tetenbaum.

ACTION OF BOARD—Laid over to November 9, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 381-27-BZ—Vol. IV

APPLICANT—George Fuchs for The Cord Meyer Company, owner; Jackson 89th Street Garage Inc., lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete—decision of the Borough Superintendent; previously granted on condition, under Sections 7h and 21 of the Zoning Resolution, permitting in a business and residence use district, the use of premises as a public garage for more than 5 motor vehicles in the cellar and for public garage for more than five motor vehicles and a store on the 1st story and for public garage for more than five motor vehicles on the 2nd story and parking and storage for more than five motor vehicles on adjacent vacant land.

PREMISES AFFECTED—88-09 Roosevelt Avenue, north side from 88th to 89th Streets, Block 1476, Lot 34, Elmhurst, Borough of Queens.

## APPEARANCES—

For Applicant: Gorge Fuchs.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on May 7, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on October 27, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 29, 1927, as amended through October 27, 1959 only as to the time to obtain permits and complete the work, so that as amended his portion of the resolution shall read:

"that in view of statement by the applicant that all permits have been obtained and all work completed but additional time is required to obtain a certificate of occupancy, that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 129/56)

## 57-28-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Charles J. Bensly, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7a of the Zoning Resolution, permitting in a residence use

district, the alteration of the present garage building to provide additional area for the existing gasoline service station and continue all existing accessory uses of the gasoline service station.

PREMISES AFFECTED—2717 Reservoir Avenue, west side, 242.20 feet north of West Kingsbridge Road, Block 3248, Lot 46, Borough of The Bronx.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on January 5, 1960 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 5, 1960, by adding thereto:

"that in the event the owner desires to rearrange the open area of the building and to provide three overhead doors leading to the garage instead of the four doors heretofore permitted, such change may be permitted, substantially as shown on revised drawings dated 'September 14, 1960,' three sheets, on condition that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 24/60)

## 305-50-BZ

APPLICANT—Spencer L. Eddy for Humble Oil & Refining Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7h and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction of existing gasoline service station, to include lubritorium, car washing, motor vehicles repair shop and permitting the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—67-02 to 67-14 Roosevelt Avenue and 40-01 to 40-03 67th Street, southeast corner, Block 1299, Lot 27, Woodside, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 11, 1950 on certain conditions; and

WHEREAS, the resolution was amended on September 18, 1951; and

WHEREAS, the term of variance was extended on June 14, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 11, 1950, as amended through June 14, 1955, by adding thereto:

"that the parking of motor vehicles awaiting service, as an accessory use to the existing gasoline station, may be continued as a legally permitted use; on condition that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (N.B. App. 2889/50)



# MINUTES

403-54-BZ

APPLICANT—Joseph B. Lynch for Danko Super Service, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired September 22, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7A of the Zoning Resolution, permitting in a retail and residence use district, the alteration and extension in area of an existing gasoline service station, auto repair shop and the sale and display of used cars and the additional uses of auto laundry, non-automatic, and parking of motor vehicles awaiting service with business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—30-51 81st Street, northeast corner of 31st Avenue, Block 1130, Lot 40, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on September 22, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1956, as *amended* through September 22, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 2645/53)

852-56-BZ—Vol. II

APPLICANT—George Fuchs for Land Development Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 20, 1960—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, accessory auto washing, non-automatic, minor auto repairs with hand tools only and parking of cars awaiting service.

PREMISES AFFECTED—143-05 Liberty Avenue, northeast corner of Remington Street, Block 10020, Lot 138, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: George Fuchs.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 20, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 20, 1959, only as to the time to obtain permits and complete the work,

so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 4151/56)

959-57-BZ

APPLICANT—Frank and Wesley Van Hoesen, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a residence use district, a new modern four bay masonry building as additional accessory building to the present gasoline service station, the new building to be used for lubricatorium, car wash, motor adjustments and minor repairs with hand tools only.

PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Wesley Van Hoesen.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 25, 1959 on certain conditions; and

WHEREAS, the resolution was amended on March 8, 1960; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1959, as *amended* on March 8, 1960, by adding thereto:

"that the accessory building and the pump islands may be relocated substantially as shown on revised drawing dated 'October 18, 1960,' one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. App. 733/56)

482-58-BZ

APPLICANT—Otto J. and Warren A. Sambach for Anthony J. Amato, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 3, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7h and 21 of the Zoning Resolution, permitting in a residence use district, the erection of a one story building for use as a warehouse and office with the open area in front used for the parking of employees cars, the proposed structure does not provide a rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—156-08 107th Avenue, south side, 50 feet west of 157th Street, Block 10135, Lot 27, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Warren A. Sambach.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 3, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.



# MINUTES

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 3, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by applicant that construction is 70% completed and that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 650/58)

## 362-59-BZ

APPLICANT—Spencer L. Eddy for Humble Oil and Refining Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 6, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business use district, the elimination of the auto showroom and parts department and demolition of parts of the existing building and extend the present gasoline service station, add additional pumps and tanks and extend the uses to include car washing with the present uses.

PREMISES AFFECTED—149-167 Empire Boulevard and 1739-1749 Bedford Avenue, northeast corner, Block 1307, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker. .... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 6, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 6, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 686/59)

## 417-59-BZ

APPLICANT—Lama, Proskauer and Prober for Halb Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired October 14, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a D area district, the erection of a two story extension to the present building occupying more than the permitted area coverage.

PREMISES AFFECTED—1756-1784 East 49th Street, west side, 197 feet, 6 inches north of Avenue O, Block 7893, Lots 62, 63, 65, 66 and 67, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker. .... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 14, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 14, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 324/59)

## 487-59-BZ

APPLICANT—Lama, Proskauer and Prober for Ida Siegel, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7a and 7A of the Zoning Resolution, permitting in a business use district, the rehabilitation of the accessory building and extend the legal gasoline service station so it will have a total frontage of 96 feet, 8 inches on 86th Street and 76 feet on Bay 7th Street; it is also proposed to install seven new 550 gallon buried gasoline tanks for a total of twelve tanks, with curb cuts, show windows, signs and business entrance within 75 feet of a residence use district.

PREMISES AFFECTED—1414-1424 86th Street and 2-10 Bay 7th Street, southwest corner, Block 6357, Lot 33, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker. .... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 5, 1960 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 5, 1960, by adding thereto:

"that in the event the owner desires to remove that portion of the existing building east of the car washing bay and to construct a new one-story extension approximately 60 ft. 6 in. by 29 ft. 6 in. instead of enlarging the existing building as heretofore permitted, such change may be permitted substantially as shown on revised drawings dated September 14, 1960, 3 sheets, on condition that the nearest edge of the curb cut at the west end of 86th Street frontage shall not be nearer than 200 ft. to the present park entrance; and that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt 1716/59)

## 829-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application for consideration—reopening for approval of new drawings, as required by the Board's resolution of June 1, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7a, 7f and 7i of the Zoning Resolution, permitting in a retail use district, the reconstruction of an existing gasoline service station and lubricatorium and the extension in area and use to include minor auto repairs, car washing, salesroom, utility room and parking and storage of motor vehicles and sign.

PREMISES AFFECTED—1231-1239 (1233 official) Hy-lan Boulevard and 120-130 Parkinson Avenue, northwest corner, Block 3214, Lot 18, South Beach, Borough of Richmond.

### APPEARANCES—

For Applicant: Alfred A. Lama.



University of Illinois Library  
Serials Dept.  
Urbana, Ill.

## MINUTES

ACTION OF BOARD—Application reopened and revised drawings approved.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 1, 1960 on certain conditions; and

WHEREAS, the applicant submitted revised drawing for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby approve revised drawings marked "Received October 13, 1960, two sheets, as being in substantial compliance with the terms and conditions of the resolution adopted by the Board on June 1, 1960. (NB App 1495/59)

172-16-BZ—Vol. II

APPLICANT—Herman Kron for Banner Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 5, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7h of the Zoning Resolution, permitting in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than five cars and parking and storage of more than five motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: George G. Kron.

ACTION OF BOARD—Application reopened and set for hearing on November 22, 1960, at 10 A.M., to consider extension of time to obtain permits and complete the work, which expired by limitation requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

328-32-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Wexford Arms Realty Company, owner.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—decision of the Borough Superintendent; previously denied, under Sections 7e and 21 of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, car washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles.

PREMISES AFFECTED—28-05 to 28-21 Bayside Lane, (official 28-11) and 162-05 to 162-19 29th Avenue, northeast corner, Block 4890, Lot 80, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application for request to reopen as Vol. IV denied.

THE VOTE—

Affirmative: Chairman Foley ..... 1  
Negative: Vice Chairman Kleinert, Commissioner Fox  
and Commissioner Becker ..... 3  
Absent: Commissioner Sleeper ..... 1

523-38-BZ—Vol. II

APPLICANT—John J. Leonard for Ihnat Holding Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 17, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7h of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of motor vehicles (previously granted by the Board in business portion of lot—expired September 19, 1946).

PREMISES AFFECTED—23-24 31st Street, north side, 100 feet east of 23rd Road, Block 842, Lot 80, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: John J. Leonard.

ACTION OF BOARD—Application reopened and set for hearing on November 22, 1960, at 10 A.M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent and two photographs, which has been filed, and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

(Remaining Minutes of the Meeting of October 25, 1960 will be printed in the Bulletin of November 10, 1960.



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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 45

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

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### COURT DECISION

Matter of New York Life Insurance Company vs. Foley:—On February 24, 1960 the Board amended the resolution adopted on March 6, 1956, only as to the term of the variance, so that as amended it shall read: "granted under Section 7e for a term of five years from November 19, 1957, on condition that other than as herein amended the resolution above cited shall be complied with in all respects and a new certificate of occupancy shall be obtained and also on condition there shall be no further extension of the term of variance beyond November 19, 1962, and that the entire non-conforming use shall be abandoned and discontinued after that date;" Calendar Number 576-37-BZ, Vol. II-PART II; Premises 215-221 East 64th Street, north side, 230 feet east of 3rd Avenue, Block 1419, Lots 10 to 13 inclusive, Borough of Manhattan.

At Supreme Court, Special Term, Part I, Mr. Justice Tilzer sustained the Board by granting the motions to vacate the order of certiorari and to dismiss the petition. (N. Y. Law Journal, October 27, 1960, page 14).

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances, will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.



# CALENDAR

## DOCKET

*New Cases Filed up to November 1, 1960.*

*Cal. No. Dept. Premises Affected*

**781-60-SM**—Carnes Modular Diffuser, various models, manufactured by Carnes Corporation, Material.

**782-60-BZ**—B.M.—164 East 64th Street, south side, 90 feet east of Lexington Avenue, Block 1398, Lot 49, Borough of Manhattan, Alt. 1370-60, re—proposed doctor's office above street floor, residence use district.

**783-60-A**—B.M.—164 East 64th Street, south side, 90 feet east of Lexington Avenue, Block 1398, Lot 49, Borough of Manhattan, Alt. 1370-60, re—commercial use in Class 3 construction—doctor's offices.

**784-60-SM**—Tapistron, wall surface material, manufactured by United States Plywood Corp., Material.

**785-60-BZ**—B.Bx.—3710 Bronxwood Avenue, east side, from East 216th Street to East 217th Street, Block 4687, Lots 21 and 32, Borough of The Bronx, N.B. 1264-60, re—proposed gasoline service station, lubritorium, non-automatic car wash, motor vehicle repair shop (hand tools only), sales room, etc., and parking of more than 5 motor vehicles awaiting service, retail use district.

**786-60-BZ**—B.Q.—42-18 Marathon Parkway, west side, 155.58 feet south of Depew Avenue, Block 8127, Lot 30, Little Neck, Borough of Queens, N.B. 1295-60, re—proposed garage, office and read yard, residence use district.

**787-60-A**—B.Q.—42-18 Marathon Parkway, west side, 155.58 feet south of Depew Avenue, Block 8127, Lot 30, Little Neck, Borough of Queens, N.B. 1295-60, re—tabular limits—garage.

**788-60-BZ**—B.B.—1081 East 57th Street, east side, 73 feet 9 inches north of Avenue K, Block 7805, Lot 9, Borough of Brooklyn, N.B. 3457-3460-60, re—proposed setbacks less than 10 feet from building line, residence use district.

**789-60-BZ**—B.B.—1085 East 57th Street, east side, 52 feet, 6 inches north of Avenue K, Block 7805, Lot 8, Borough of Brooklyn, N.B. 3457-3460-60, re—proposed setbacks less than 10 feet from building line, residence use district.

**790-60-BZ**—B.B.—1091 East 57th Street, northeast corner Avenue K, Block 7805, Lot 6, Borough of Brooklyn, N.B. 3457-3460-60, re—proposed setbacks less than 10 feet from building line, residence use district.

**791-60-BZ**—B.B.—1087 East 57th Street, east side, 31 feet, 3 inches north of Avenue K, Block 7805, Lot 7, Borough of Brooklyn, N.B. 3457-3460-60, re—proposed setbacks less than 10 feet from building line, residence use district.

**792-60-SM**—American Steel Products Corporation, 1½" Hollow Metal Fire Door, manufactured by the American Steel Products Corp., material.

**793-60-BZ**—B.M.—344 East 14th Street, south side, 60 feet west of 1st Avenue, and 339-347 East 13th Street, north side, 80 feet west of 1st Avenue, Block 455, Lot 29, Borough of Manhattan, Alt. 1626-60, re—proposed parking and storage of more than 5 motor vehicles and office, residence use district.

**794-60-A**—B.B.—5705-5707 13th Avenue, east side, 40 feet, 2 inches south of 57th Street, Block 5698, Lots 7 and 8, Borough of Brooklyn, N.B. 925-60 and 926-60, re—review of decision of Borough Superintendent re—Zoning Matter.

**795-60-A**—F.D.—601 Van Sinderen Avenue, east side, 100 feet south of Riverdale Avenue, Block 3833, Lot 6, Borough of Brooklyn, F.D. Order Nos. 0230-0, 3357-9, 3891-7 and Decisions 5-18-59, 8-18-59 and 9-21-60, re—gas fired drying oven, sprinkler system and storage of combustible fibre.

**796-60-BZ**—B.B.—2677-2679 Nostrand Avenue, east side, 100 feet north of Avenue M, Block 7866, Lot 40, Borough of Brooklyn, N.B. 2665-60, re—proposed coverage excessive for D Area business and residence use districts.

**797-60-SA**—Peerless Pump, Model No. 5TUTF-16, series operated standpipe fire pump for high pressure service, manufactured by Peerless Pump, Appliance.

**798-60-SA**—John Wood Company Portable Heater, Oil Fired, various models, manufactured by John Wood Company, Appliance.

**799-60-BZ**—B.M.—33-35 Overlook Terrace, west side, 716 feet south of West 187th Street, Block 2180, Lot 62, Borough of Manhattan, Alt. 1542-60, re—proposed parking and storage of more than 5 motor vehicles, residence use district.

**800-60-BZ**—B.M.—537-539 West 211th Street, north side, 139 feet east of Broadway, Block 2229, Lot 49, Borough of Manhattan, Alt. 1543-60, re—proposed parking and storage of more than 5 motor vehicles, residence use district.

**801-60-BZ**—B.B.—1715-1725 Kings Highway, northeast corner East 18th Street, Block 6780, Lot 12, Borough of Brooklyn, Alt. 2954-60, re—proposed coverage of extensions exceed permissible area of coverage in a C area, business and residence use districts.

**802-60-A**—B.B.—1715-1725 Kings Highway, northeast corner East 18th Street, Block 6780, Lot 12, Borough of Brooklyn, Alt. 2954-60, re—reduction of size of inner court #1, and ceiling of proposed extension at inner court #2.

### *Restored to Docket*

**1004-55-A—Vol. II**—B.Bx.—1081 Boston Road, West side, 137.6 feet south of East 166th Street, 2nd floor, Block 2607, Lot 67, Borough of The Bronx, Alt. 716-60 re—2nd floor of frame building as club; egress.

**748-52-BZ—Vol. II**—B.M.—313-315 West 51st Street, north side, 184 feet 4 inches west of 8th Avenue, Block 1042, Lot 24, Borough of Manhattan, Alt. 1104-60, re—parking lot for more than 5 motor vehicles—residence use district.



# CALENDAR

**889-59-BZ—Vol. II—B.B.**—537 East 83rd Street, east side, 200 feet south of Foster Avenue, Block 7962, Lot 36, Borough of Brooklyn, Alt. 3388-58, re—converted Class A dwelling for 3 families and store for retail use—residence use district.

**899-54-BZ—B.B.**—239-251 Skillman Avenue, north side, 150 feet west of Kingsland Avenue, Block 2884, Lot 33, Borough of Brooklyn, Alt. 1034-54, reopened for consideration as to extension of term of variance, re—junk yard—residence use district.

**91-47-BZ—B.M.**—155 East 35th Street, north side, 171 feet west of 3rd Avenue, Block 891, Lot 34, Borough of Manhattan, Amendment to Alt. 605-58, reopened for consideration as to extension of term of variance, re—Photographic Studio—residence use district.

**437-50-BZ—B.B.**—8678 (8676 displayed) 18th Avenue, west side, 50 feet north of Benson Avenue, Block 6368, Lot 60, Borough of Brooklyn, Alt. 2118-50, reopened for consideration as to extension of term of variance, re—motor vehicle repair shop and parking of 4 motor vehicles awaiting service—business use district.

**309-59-BZ—Vol. II—B.Bx.**—1985 Bruckner Expressway, northwest corner of Pugsley Avenue, Block 3787, Lots 36, 37, 38, 39, 40, 41 and 42, Borough of The Bronx, Amendment to N.B. 1081-58, re—extension of premises for gasoline oil selling station, lubritorium, car wash and parking of motor vehicles—residence use district.

**762-49-BZ—B.Q.**—47-35 to 47-43 49th Street, east side, 195 feet north of 48th Avenue, Block 2287, Lot 10, Woodside, Borough of Queens, Alt. 2332-49, reopened for consideration as to extension of term of variance, re—factory and storage warehouse for plumbing supplies and cutting and threading of pipe—residence use district.

**1-30-BZ—Vol. II—B.Bx.**—2505 Jerome Avenue, west side, 65 feet north of West 190th Street, Block 3201, Lot 46, Borough of The Bronx, PA 154-43, re—include wrestling on premises—business and residence use district.

**204-24-BZ—Vol. III—B.B.**—475-479 Hemlock Street, east side, 129 feet 7½ inches south of Liberty Avenue, Block 4200, Lots 8 and 9, Borough of Brooklyn, Alt. 2893-50, reopened for consideration as to extension of term of variance, re—junk shop—residence use district.

**711-53-BZ—Vol. III—B.Q.**—114-01 to 114-19 (114-05 official) Farmers Boulevard, east side, from Murdock Avenue to 114th Road; 191-02 to 191-08 Murdock Avenue and 191-01 to 191-07 114th Road, Block 11007, Lots 1 and 5, St. Albans, Borough of Queens, Alt. 1910-60, re—extension of area of existing gasoline service station, etc.—retail use district.

**473-55-BZ—B.Bx.**—2901-2907 Bruckner Boulevard and 3399 East Tremont Avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx, N.B. 774-55, reopened for consideration as to extension of time to complete, re—one-

story and cellar building of an area contrary to section 14 of Zoning Resolution—retail use district.

**605-40-BZ—B.B.**—20-40 Grand Street Extension and 255-265 South 4th Street, southeast corner, Block 2434, Lots 28, 32 and 33, Borough of Brooklyn, N.B. 1116-40, reopened for consideration as to extension of term of variance, re—alteration and extension of an existing gasoline service station—business use district.

**122-31-BZ—Vol. II—B.Q.**—141-03 Lakewood Avenue, northwest corner of 142nd Street, Block 10069, Lot 134, Jamaica, Borough of Queens, Alt. 733-31, reopened for consideration as to extension of term of variance, re—gasoline service station—local retail use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept of Marine and Aviation.

## RULES

Last Publication

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| Arc and Gas Welding and Oxygen Cutting .....                                                   | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                              | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.                               | April 12, 1955.                |
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| Certificate of Occupancy, approved form .....                                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                               | July 13, 1937—Vol. 22, No. 28  |
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| Concrete Rules (Hydrated Lime)..                                                               | Aug. 3, 1937—Vol. 22, No. 31   |
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| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....    | June 30, 1960—Vol. 45, No. 26  |
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| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40   |
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| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | June 30, 1960—Vol. 45, No. 26  |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations Reporting..                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...                                 | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—                                            | July 11, 1958.                 |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.



# CALENDAR

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

## NOVEMBER 15, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, November 15, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 603-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Hantman Associates, owner.

SUBJECT—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles for a term of twenty (20) years.

PREMISES AFFECTED—241-09 to 241-21, (241-15 official), Northern Boulevard and 44-36 to 44-42 Douglaston Parkway, northwest corner, Block 8092, Lot 39, Douglaston, Borough of Queens.

Laid over from September 27, 1960, for hearing to November 15, 1960, at the request of the applicant.

### 103-60-BZ

APPLICANT—Herman Kron for Marine Theatre Holding Company, owner.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of additional stores, which exceeds the permitted area coverage.

PREMISES AFFECTED—3149-3173 (3171 official) Whitney Avenue, and 2259-2271 Plumb 1st Street, northeast corner, Block 7527, Lot 1, Borough of Brooklyn.

Laid over from October 11, 1960 to November 15, 1960, for hearing; applicant to send out new twenty day notices.

### 602-57-BZ—Vol. II

APPLICANT—Robert Gottlieb for Rose Gscheidle, owner.

SUBJECT—Application reopened May 10, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story, Class 3 building to be used for the storage and transshipping of merchandise and continue the present parking of motor vehicles for a term of ten (10) years.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

Laid over from November 1, 1960, to November 15, 1960, for hearing at request of objector.

### 1212-40-BZ—Vol. II

APPLICANT—Lama Proskauer and Prober for Frank and Maria Damato, owners.

SUBJECT—Application reopened June 1, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7i and 7b of the Zoning Resolution, to permit in a retail and residence use district, the use of the premises as a motor vehicle repair shop with ignition and carburetor service and the continuance of the legal use of parking and storage of motor vehicles of the pleasure car type on the vacant portion of the plot.

PREMISES AFFECTED—1061 Montgomery Street, North side, 30 feet, 9¼ inches west of East New York

Avenue and 46-48 Ford Street, west side, 73 feet, 05/8 inch north of East New York Avenue, Block 1420, Lots 51 and 59, Borough of Brooklyn.

### 702-60-BZ

APPLICANT—deYoung, Moscowitz and Rosenberg for City of New York, Board of Education, owner.

SUBJECT—Application September 14, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a "D" area district, the erection of a Junior High School occupying more than the permitted area coverage.

PREMISES AFFECTED—985 Rockaway Avenue, east side, block bounded by Linden Boulevard to Hegeman Avenue from Rockaway Avenue to Thatford Avenue, Block 3636, Lots 11 to 51 inclusive, Borough of Brooklyn.

### 186-60-BZ

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960, decision of the Borough Superintendent, under Section 7e of the Zoning Resolution to permit in a residence use district, for a term of ten years, the change in occupancy of an existing building, from a fire house, to office and storage and sale of building materials as an extension of the present permitted uses on the adjoining lot.

PREMISES AFFECTED—393-399 Halsey Street, north-side, 275 feet east of Sumner Avenue, Block 1659, Lots 64, 65 and 68, Borough of Brooklyn.

### 187-60-A

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960 appeal from a decision of the Borough Superintendent—re stairs, partitions, etc.

PREMISES AFFECTED—393-399 Halsey Street, north-side, 275 feet east of Sumner Avenue, Block 1659, Lots 64, 65 and 68, Borough of Brooklyn.

### 473-60-BZ

APPLICANT—Michael Alfano for Suela Realty Corporation, owner.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles of the pleasure car type for a term of five (5) years.

PREMISES AFFECTED—656-658 Casanova Street, east side, 150 feet south of Spofford Avenue, Block 2765, Lot 195, Borough of The Bronx.

### 297-60-BZ

APPLICANT—Lama, Proskauer and Prober for John Salvato, owner.

SUBJECT—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the premises to be used as a motor vehicle repair shop, including collision work, touch up painting with the use of acetylene torch and electric welding and the parking and storage of motor vehicles awaiting service in the rear yard for a term of ten (10) years.

PREMISES AFFECTED—638-640 Utica Avenue, west side, 107 feet 2½ inches south of Winthrop Street, Block 4617, Lot 15, Borough of Brooklyn.

### 477-60-BZ

APPLICANT—H. E. Horwood and Louis B. Santangelo for Cliffsedge Realty Incorporated, owner.

SUBJECT—Application June 23, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non transient parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.



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**PREMISES AFFECTED**—1559 Undercliff Avenue and 1536-1540 Sedgwick Avenue, east side, 1068.43 feet south of West 176th Street, Block 2880, Lots 29, 43 and 45, Borough of The Bronx.

## 390-60-BZ

**APPLICANT**—Samuel Carr for Coppel Blechman, owner.  
**SUBJECT**—Application May 19, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the construction of a one story, Class 3 building to be used for light manufacturing and sales with less than the required rear yard and parking and storage of motor vehicles on the open area.

**PREMISES AFFECTED**—147-83 to 147-99 Farmers Boulevard, south side, 64.56 feet east of Rockaway Boulevard, Block 13364, Lots 15 and 20, Jamaica, Borough of Queens.

## 488-60-BZ

**APPLICANT**—Dominick Salvati and Son for Big Ben Incorporated, owner; Muffler King Incorporated, lessee.  
**SUBJECT**—Application June 29, 1960—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the change in use of the first floor from storage to the removal and installation of motor vehicle mufflers and tail pipes, with the use of propane or acetylene torches and office on the first floor. The occupancy of the second floor, now used for offices and storage, will not be changed.

**PREMISES AFFECTED**—140-46 Queens Boulevard, west side, 116.7 feet north of Jamaica Avenue, Block 9619, Lot 28, Jamaica, Borough of Queens.

## 27-60-BZ

**APPLICANT**—Ingram Carner for Ben Poretsky, owner.  
**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit on a plot located partly in a business and partly in a residence use district, the parking and storage of more than five (5) motor vehicles for a temporary term of ten (10) years.

**PREMISES AFFECTED**—466-476 Fenimore Street, south side, 100 feet east of New York Avenue and 645 New York Avenue, Block 4815, Lot 14, Borough of Brooklyn.

## 304-60-BZ

**APPLICANT**—James E. Vassalotti for Joseph Angelene, owner.

**SUBJECT**—Application April 22, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story and cellar building for use as a supermarket with loading and unloading, business sign and parking for patrons and employees' cars for a term of twenty-five (25) years.

**PREMISES AFFECTED**—2214-2244 Stillwell Avenue, 2-18 Bay 46th Street, southwest corner and 11-57 27th Avenue, Block 6885, Lot 29 (formerly Lots 30, 31, 35, 37, 45, 59 and part of Lot 25), Borough of Brooklyn.

## 718-28-BZ—Vol. III

**APPLICANT**—Robert J. Crinnion for 1540 Concourse Corporation, owner; Hellman Funeral Chapels Incorporated, lessee.

**SUBJECT**—Application reopened December 15, 1959 as Volume III—Decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the extension of the area of the present funeral chapel by the addition of an adjoining store.

**PREMISES AFFECTED**—1532 to 1540 Grand Concourse, east side, 268.82 feet south of Mount Eden Parkway, Block 2821, Lot 13, Borough of The Bronx.

## 16-60-BZ

**APPLICANT**—Joseph Lau for P.J.H. Realty Corpora-

tion, c/o Catherine Healy, owner.

**SUBJECT**—Application July 7, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail use district, the creation of two stores with show windows within 75 feet of a residence use district.

**PREMISES AFFECTED**—350-354 East 53rd Street and 963 1st Avenue, southwest corner, Block 1345, Lot 30, Borough of Manhattan.

## 522-60-BZ

**APPLICANT**—Crinnion and Crinnion for Louis Harris and Sophie Harris, owners.

**SUBJECT**—Application July 8, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—683-685 West 204th Street, southeast corner, of Cooper Street, Block 2241, Lot 1, Borough of Manhattan.

## 526-60-BZ

**APPLICANT**—Victor E. Block for Vinlo Incorporated, owner.

**SUBJECT**—Application July 8, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—282-284 East 3rd Street, south side, 140 feet 8 inches east of Avenue C, Block 372, Lots 14 and 15, Borough of Manhattan.

## 557-60-BZ

**APPLICANT**—Frederick A. Ketcher for Emanuel Losquadro, owner.

**SUBJECT**—Application July 21, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution to permit in a retail use district the rehabilitation and extension of an existing gasoline service station to provide a new accessory building, six (6) tanks, the installation of curb cuts and the extension of the uses to include car washing, office, sale of accessories, motor vehicles, repair with hand tools only and the parking and storage of motor vehicles.

**PREMISES AFFECTED**—813-821 Annadale Road, east side, 363 feet north of Posen Street, Block 6225, Lot 21, Annadale, Borough of Richmond.

## 592-60-A

**APPLICANT**—Frederick A. Ketcher for Emanuel Losquadro, owner.

**SUBJECT**—Application August 2, 1960—Filed pursuant to Section 35 of the City Law—re Building not on mapped city street—proposed widening of Annadale Road.

**PREMISES AFFECTED**—813-821 Annadale Road, east side, 363 feet north of Posen Street, Block 6225, Lot 21, Annadale, Borough of Richmond.

## 846-59-BZ

**APPLICANT**—Herman Kron for L.B. Oil Company Incorporated, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the present uses to include car wash, auto repairs, sales of accessories and used cars, ground sign and parking and storage of more than 5 motor vehicles.

**PREMISES AFFECTED**—32-54 Highland Boulevard, 1731-1741 Bushwick Avenue, northeast corner of Gillin Place, Block 3481, Lots 16 and 7, Borough of Brooklyn.

Laid over from October 11, 1960, for continued hearing to November 15, 1960, and for inspection and decision; applicant to send out new twenty day notices.



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## 233-41-BZ

APPLICANT—George McClelland, lessee for St. Patrick's Roman Catholic Church, owner.

SUBJECT—Application reopened October 18, 1960 for consideration as to extension of term of variance, expired October 11, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting partly in a residence use and partly in a business use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—9419-9423 5th Avenue, east side, 102 feet 8½ inches north of 95th Street, Block 6118, Lot 5, Borough of Brooklyn.

## 240-55-BZ

APPLICANT—Lama, Proskauer and Prober for Stanley S. Kilburn, owner.

SUBJECT—Application reopened October 18, 1960 for consideration as to extension of term of variance, expires December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business and residence use districts, the erection and maintenance of a structure, in the business use district portion of a lot, to be used as body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying and office and gasoline pump within building (owners use only) and parking of cars awaiting service and the storage of kerosene and gasoline in buried tanks (owners use only) in the residence use district portion of the plot.

PREMISES AFFECTED—207-22 to 207-24 (207-22 official) Northern Boulevard, south side, 350 feet west of Oceania Avenue and 206-35 to 206-37 45th Road, Block 7305, Lot 19, Bayside, Borough of Queens.

## 222-54-BZ

APPLICANT—Fred Weinstock for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application reopened October 18, 1960 for consideration as to extension of term of variance, expired January 25, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles of patrons' and employees' of adjoining building, loading and unloading with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham Street, east side, 150 feet north of 97th Avenue, Block 10026, Lots 35, 37 and 39, Jamaica, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 885-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7i, 7a and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station and extend the present use of gasoline service station to include lubritorium, minor auto repairs hand tools only, car washing, sales room, utility room, ground sign, parking and storage of motor vehicles extending from the local retail use into the residence use with business entrances and curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—241-02 to 241-10 (241-02 official) Merrick Boulevard and 134-01 to 134-07 241st Street, southeast corner, Block 13205, Lot 34, Laurelton, Borough of Queens.

Hearing closed—Laid over from June 21, 1960, to July 12, 1960, for inspection and decision; applicant to file new elevations and revised plans; then to September 13, 1960, at the request of applicant; then to November 15, 1960 at

the request of an objecting Civic Association; applicant to file revised plans, copy to Association; and with leave to Association to file statement with the Board; and for decision.

## 164-60-BZ

APPLICANT—Paul Friedman for Fifty States Realty Corporation, owner.

SUBJECT—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, and a ground sign all for a term of fifteen (15) years.

PREMISES AFFECTED—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

Hearing closed.—Laid over from July 6, 1960, to July 19, 1960, for inspection and decision; then to October 4, 1960, for decision at request of applicant; applicant to inform Board as to possibility of conforming use; then to October 18, 1960 for further inspection and decision; then to November 15, 1960, for the attendance of a Member of the Committee on Inspection.

## 165-60-A

APPLICANT—Paul Friedman for Fifty States Realty Corporation, owner.

SUBJECT—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service Station partly in bed of mapped street, proposed widening Metropolitan Avenue.

PREMISES AFFECTED—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

## 379-60-BZ

APPLICANT—Leonard F. Rothkrug for New York Lien Corporation, owner.

SUBJECT—Application May 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail supermarket with accessory customer and employee parking, all for a temporary term of twenty-five (25) years.

PREMISES AFFECTED—1735 Seward Avenue, northwest corner of Rosedale Avenue, Block 3594, Lots 1, 10, 60, Borough of the Bronx.

Hearing closed—Laid over from October 25, 1960 to November 15, 1960, for inspection and decision.

## 326-60-BZ

APPLICANT—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

PREMISES AFFECTED—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

Hearing closed—Laid over from July 19, 1960, for continued hearing to September 20, 1960, and for inspection; then to Oct. 11, 1960, for continued hearing; applicant to file revised drawing; then to October 25, 1960, for applicant to consult with owner in regard to further revision of drawings; then to November 15, 1960, for inspection and decision.



# CALENDAR

## 395-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Eleanor M. Howard, owner.

SUBJECT—Application October 20, 1960, decision of the Borough Superintendent under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district the construction and maintenance of a gasoline service station, lubricatorium, office, storage, minor auto repairs and storage of more than five motor vehicles, previously granted by the Board under Vol. II and to extend the time in which to obtain permits and complete the work under Vol. II and under Vol. III to install new curb cuts and relocate pump island and reduce the size of the building.

PREMISES AFFECTED—1727-1737 Bedford Avenue and 112-122 Sullivan Place, southeast corner, Block 1307, Lot 6, Borough of Brooklyn.

Hearing closed—Laid over from October 25, 1960, to November 15, 1960, for inspection and decision; applicant to complete papers.

## 356-59-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Anthony Nappi for Ned Kalesh, owner.

SUBJECT—Application reopened September 20, 1960 as Volume II, subject to regular procedure, for consideration of revised drawings—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a retail and residence use, C area district, a one story extension to a building used as a commissary for a catering establishment and the use of the proposed building, as extended, for catering use and commissary with an occupied area in excess of that permitted.

PREMISES AFFECTED—8609-8613 Fort Hamilton Parkway, east side, 67 feet 5 inches south of 86th Street, Block 6053, Lot 14, Borough of Brooklyn.

Hearing closed—Laid over from October 25, 1960 to November 15, 1960, for inspection and decision.

## 47-34-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application reopened May 24, 1960 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the construction of an extension, re-arrangement of partitions, and refacing the exterior with porcelain enamel on the present service building of the existing gasoline service station and the re-arrangement of the pump islands.

PREMISES AFFECTED—187-37 to 187-47 (187-41 Official) Hillside Avenue and 87-88 to 87-96 188th Street, northwest corner, Block 9960, Lot 1, Hollis, Borough of Queens.

Hearing closed—Laid over from November 1, 1960, to November 15, 1960, for inspection and decision.

## 0-60-BZ

APPLICANT—Burke and Groh for William E. Sebranek, owner.

SUBJECT—Application May 11, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of an insurance office on the first floor of a residence house and also to permit a small business sign to be located in the window of said premises.

PREMISES AFFECTED—37-57 91st Street, east side, 100 feet north of Roosevelt Avenue, Block 1479, Lot 49, Jackson Heights, Borough of Queens.

Hearing closed—Laid over from November 1, 1960, to November 15, 1960, for inspection and decision.

## -60-BZ

APPLICANT—Leonard F. Rothkrug for J. W. Enter-

prises Incorporated, owner; J. W. Mays, Incorporated, lessee.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a business use district, the change in occupancy from warehouse and shipping shed to non-storage garage for more than five (5) cars and store for a temporary term of twenty (20) years.

PREMISES AFFECTED—254-272 Livingston Street, southwest corner of Bond Street, Block 165, part of Lot 29, Borough of Brooklyn.

Hearing closed—Laid over from November 1, 1960, to November 15, 1960, for inspection and decision.

## 498-60-BZ

APPLICANT—Latham C. Squire for Frederic E. Elliott, owner.

SUBJECT—Application June 30, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the construction, operation and maintenance of a six story multiple dwelling.

PREMISES AFFECTED—122 76th Street, south side, 98 feet east of Colonial Road, and 123 77th Street, Block 5948, Lots 14 and 16, Borough of Brooklyn.

Hearing closed—Laid over from November 1, 1960, to November 15, 1960, for inspection and decision.

## 74-35-BZ—Vol. III

APPLICANT—Larry Meltzer for Thaler Realty Corporation, owner; Wurtzel Brothers, Inc., lessee.

SUBJECT—Application reopened December 22, 1959 as Volume III—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the inclusion of motor vehicle repair shop and automobile showroom to an existing gasoline service station and storage garage for more than five (5) motor vehicles (previously granted by the Board.)

PREMISES AFFECTED—2475 to 2481 Flatbush Avenue and 5101 to 5119 Avenue U. northeast corner, Block 8543, Lot 3, Borough of Brooklyn.

Hearing closed—Laid over from November 1, 1960, to November 15, 1960, for inspection and decision.

## 522-48-BZ—Vol. III

APPLICANT—Lama Proskauer and Prober for Estate of Frank Permeggia, owner.

SUBJECT—Application reopened July 6, 1960 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the conversion of use of the present two and one half story building from store and dwelling to offices, and erect a one story extension for the storage of pipe and threading and cutting of pipe and the parking and storage of motor vehicles on the unbuilt upon portion of the plot for a stated term of fifteen (15) years.

PREMISES AFFECTED—170-02 to 170-08 (170-02 official) 93rd Avenue, and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

Hearing closed—Laid over from October 18, 1960, to November 1, 1960, for inspection and decision; then to November 15, 1960, for decision; applicant to file revised drawing.

## 533-60-A

APPLICANT—Lama, Proskauer and Prober for Estate of Frank Permeggia, owner.

SUBJECT—Application May 24, 1960, appeal from a decision of the Borough Superintendent, re: frame construction, live load.

PREMISES AFFECTED—170-02 to 170-08 (170-02 official) 93rd Avenue and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

MAX H. FOLEY, *Chairman.*



# CALENDAR

NOVEMBER 15, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 15, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 51-59-A—Vol. II

APPLICANT—Lama Proskauer and Prober for Abraham and Straus, owner.

SUBJECT—Application reopened September 13, 1960 as Volume II—appeal from a decision of the Borough Superintendent, re—Class 1 construction, Live load, Framework.

PREMISES AFFECTED—1-31 Hoyt Street, northeast corner of Livingston Street, Block 157, Lot 1, Borough of Brooklyn.

## 260-60-A

APPLICANT—John T. Kelleher, Borough Superintendent, Queens.

OWNER OF PREMISES—Berthe W. Sammarco.

SUBJECT—Revocation of Certificate of Occupancy Q116528 issued June 11, 1957 re—conversion of one family dwelling to two family dwelling, G-1 area district under Cal. No. 288-56-BZ.

PREMISES AFFECTED—86-09 188th Street, east side, 367.93 feet south of McLaughlin Avenue, Block 10503, Lot 74, Hollis, Borough of Queens.

## 211-60-A

APPLICANT—Morton S. Cahn for 15 East 55th Street Corporation, owner.

SUBJECT—Application March 21, 1960—Appeal from a decision of the Borough Superintendent re—Class III Construction, height excessive.

PREMISES AFFECTED—15 East 55th Street, north side, 145 feet west of Madison Avenue, Block 1291, Lot 11, Borough of Manhattan.

## 491-60-A

APPLICANT—Joseph Levy Jr. for Stanislaus Wojcik, owner; St. Stanislaus Memorial Post No. 1771 American Legion, lessee.

SUBJECT—Application June 30, 1960—Appeal from a decision of the Borough Superintendent re—frame building, public use.

PREMISES AFFECTED—119 Driggs Avenue and 93-101 North Henry Street, southwest corner, Block 2703, Lot 26, Borough of Brooklyn.

## 503-60-A

APPLICANT—James Pasta for Queens Windsor Park Corporation, owner.

SUBJECT—Application July 1, 1960—Appeal from orders of the Fire Commissioner re—fitness of oil burners.

PREMISES AFFECTED—73-03 and 73-11, 73-51 and 73-63 Bell Boulevard, southeast corner 73rd Avenue, Block 7738, Lot 1; 73-50 and 73-62 Bell Boulevard southwest corner 73rd Avenue, Block 7732, Lot 2; 75-08 and 75-20 Bell Boulevard, southwest corner 75th Avenue, 75-40 and 75-50 Bell Boulevard, southwest corner 75th Avenue, Block 7748, Lot 500; 211-02 and 211-06 75th Avenue southeast corner 210th Street, Block 7748, Lot 400; 213-02 and 213-06, 212-04 and 212-08 75th Avenue, southwest corner Bell Boulevard, Block 7748, Lot 500; 212-03 and 212-07, 211-01 and 211-05 75th Avenue, northeast corner 210th Street, Block 7732, Lot 150; 213-01 and 213-07 75th Avenue, southeast corner Bell Boulevard, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street southeast corner 75th Avenue, Block 7748, Lot 400; 211-02 and 211-10, 212-04 and 212-12, 213-02 and 213-08 73rd Avenue, southeast corner 210th Street, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street southeast corner 75th Avenue, Block 7748, Lot 400; 73-11 and 73-23 210th Street southeast corner 73rd Avenue, Block 7732, Lot 2; 73-45 and 73-55 210th Street northeast corner 75th Avenue, Block 7732, Lot 150, Bayside, Borough of Queens.

## 510-60-A

APPLICANT—Louis Stone for F.E.W. Building Corporation, owner.

SUBJECT—Application July 6, 1960—Appeal from a decision of the Borough Superintendent—re Revocation of permit -2124-59 issued re—N B 795-59.

PREMISES AFFECTED—2714 Eastchester Road, east side, 100 feet north of Allerton Avenue, Block 4534, Lots 25 and 26, Borough of The Bronx.

## 515-60-A

APPLICANT—Jacob Fisher and Donald D. Fisher for 57th Street Realty Corporation, owner.

SUBJECT—Application July 7, 1960—Appeal from a decision of the Borough Superintendent re—egress.

PREMISES AFFECTED—543-546 West 57th Street, north side 225 feet east of 11th Avenue, Block 1086, Lot 10, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

NOVEMBER 22, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 22, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters.*

## 688-56-SM

APPLICANT—Galliano F. Angeli, owner—plumbers setting ring.

## 88-57-SM

APPLICANT—Ludowici-Celadon Company, owner—exterior veneering material.

## 470-59-SM

APPLICANT—Lancaster Chemical Corp., owner—floor topping.

## 895-59-SA

APPLICANT—Ames Iron Works, Inc., owner—gas and oil fired heating boiler.

## 896-59-SA

APPLICANT—Ames Iron Works, Inc., owner—gas fired boiler.

## 52-60-SA

APPLICANT—H. C. Little Burner Company, Inc., owner—gas fired water heater.

## 55-60-SA

APPLICANT—Ames Iron Works, Inc., owner—oil fired boiler.

## 121-60-SA

APPLICANT—Victor Manufacturing & Distributing Co. owner—gas fired conversion burner.

## 124-60-SM

APPLICANT—Kings Bronze Company, Inc., owner—aluminum window.

## 440-60-SM

APPLICANT—Pioneer Fireproof Door Corp., owner—hour fire door.

## 528-60-SA

APPLICANT—Kling "100" Corp., owner—dry cleaning machine.

## 450-60-A

APPLICANT—Anthony A. Cocheo for ML Homes Inc. incorporated, owner.



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**SUBJECT**—Application June 10, 1960—Filed pursuant to Section 36, Art. 3 of the General City Law, re—building not fronting on mapped street,—117th Street.  
**PREMISES AFFECTED**—83-78 117th Street, west side, 225.18 feet north of 84th Avenue, Block 3321, Lot 271, Kew Gardens, Borough of Queens.

## 451-60-A

**APPLICANT**—Anthony A. Cocheo for ML Homes Incorporated, owner.  
**SUBJECT**—Application June 10, 1960—Filed pursuant to Section 36, Art. 3 of the General City Law, re—building not fronting on mapped street,—117th Street.  
**PREMISES AFFECTED**—83-80 117th Street, west side, 200.16 feet north of 84th Avenue, Block 3321, Lot 271, Kew Gardens, Borough of Queens.

## 466-60-A

**APPLICANT**—Leonard F. Rothkrug for Henry H. Jackson, owner; Messmore and Damon Incorporated, lessee.  
**SUBJECT**—Application June 17, 1960—Appeal from a decision of the Fire Commissioner re—an order—automatic sprinkler system.  
**PREMISES AFFECTED**—101-113 East 107th Street and 1461-1463 Park Avenue, northeast corner, Block 1635, Lot 1, Borough of Manhattan.

## 464-60-A

**APPLICANT**—Peter S. Gluck for Uddeholm Company of America, Incorporated, owner.  
**SUBJECT**—Application July 1, 1960—Appeal from an order and a decision of the Fire Commissioner—re discontinuance of Uddeholm-Akelborg electric furnace not approved by Board.  
**PREMISES AFFECTED**—22-14 37th Avenue and 37-16 23rd Street, southwest corner, Block 365, part of Lot 3, (formerly Lot 24) Long Island City, Borough of Queens.

MAX H. FOLEY, *Chairman.*

NOVEMBER 29, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 29, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 37-BZ—Vol. III

**APPLICANT**—Victor E. Block for Celia T. Benjamin, owner; East Coast Auto Painting, lessee.  
**SUBJECT**—Application reopened April 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit a business use district, the continuance of the present uses of non-storage garage for more than ten (10) cars awaiting repairs, body and fender repairs, spraying and use of oxygen and acetylene and the elimination of the uses of automobile showroom and automobile repair shop with the mechanical testing and relining of brakes.  
**PREMISES AFFECTED**—1665-1675 Jerome Avenue, west side, 150 feet north of Featherbed Lane, Block 286, Lot 1, Borough of the Bronx.  
 Aid over from October 25, 1960, to November 29, 1960, hearing; applicant to send out new twenty-day notices.

## 50-BZ

**APPLICANT**—Lama, Proskauer and Prober for Evelyn Schwartz and Emily Tolentino, owners.  
**SUBJECT**—Application July 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, minor auto repairs, car washing, utility room, ice and sales, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—586-606 Conduit Boulevard and 519-529 Autumn Avenue, southeast corner, and 2813-2829 Pitkin Avenue, Block 4219, Lot 1, Borough of Brooklyn.

## 295-60-BZ

**APPLICANT**—Arnold W. Lederer for C and E Electrical Appliance, owner.  
**SUBJECT**—Application April 20, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the construction of a one story extension at the rear of the existing two story and cellar building and extend the front to the side lot line and expand the present use of sales and storage of electrical appliances.

**PREMISES AFFECTED**—14 Duryea Place, south side, 173 feet 4 inches west of East 22nd Street, Block 5132, Lot 59, Borough of Brooklyn.

## 569-60-BZ

**APPLICANT**—Elliot Saltzman for Ferdinand Giordano, owner.  
**SUBJECT**—Application July 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the existing gasoline service station, the relocation of the pumps and the additional uses of minor auto repairs, ignition and carburetor work and lubrication.

**PREMISES AFFECTED**—6314-6324 Ft. Hamilton Pkwy. and 935-943 64th Street, northwest corner, Block 5736, Lot 28, Borough of Brooklyn.

## 269-60-BZ

**APPLICANT**—Charles M. Spindler for Anna Grimaldi, owner.  
**SUBJECT**—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the continuance of a factory occupancy and also to legalize the erection of a one story extension approximately 15 x 40 connecting the front and rear building on the same lot.

**PREMISES AFFECTED**—108-39 46th Avenue, north side, 350 feet east of 108th Street, Block 2001, Lot 66, Corona, Borough of Queens.

## 593-60-BZ

**APPLICANT**—Burke & Groh for John Anzalone, owner.  
**SUBJECT**—Application August 3, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, D area district, the continuance of the present use of the existing frame building for office, the masonry shed for storage, the metal garage and mechanical concrete loader and the sale of ready mixed concrete with the masonry storage shed and metal garage in the rear yard, in a D area district.

**PREMISES AFFECTED**—111-59 to 111-69 44th Avenue, north side, 225-33 feet west of 114th Street, Block 2016, Lots 62, 63, 64 and 65, Corona, Borough of Queens.

## 594-60-A

**APPLICANT**—Burke and Groh for John Anzalone, owner.  
**SUBJECT**—Application August 3, 1960—Appeal from a decision of the Borough Superintendent re—frame building, business use, metal building.

**PREMISES AFFECTED**—111-59 to 111-69 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lots 62, 63, 64 and 65, Corona, Borough of Queens.

## 631-60-BZ

**APPLICANT**—Paul Friedman for Vincent Terranova, owner; Mobil Oil Company (conditional), lessee.  
**SUBJECT**—Application August 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district the erec-



# CALENDAR

tion and maintenance of a gasoline service station, auto-washing (non-automatic), lubritorium, office, sale of auto accessories, minor repairs with hand tools only, parking of cars awaiting service (pleasure cars only), and a ground sign, for a term of fifteen (15) years.  
**PREMISES AFFECTED**—77-01 to 77-09 (77-05 official) 31st Avenue and 30-61 to 30-69 77th Street, northeast corner, Block 1126, Lot 40, Jackson Heights, Borough of Queens.

## 683-60-BZ

**APPLICANT**—Victor E. Block for Harry Appleman, owner.  
**SUBJECT**—Application September 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.  
**PREMISES AFFECTED**—2013-2017 Prospect Avenue, west side, 20 feet south of East 179th Street, Block 3093, Lots 24, 25 and 26, Borough of the Bronx.

## 354-60-BZ

**APPLICANT**—Charles M. Spindler for Reo Properties, Incorporated, owner; Socony Mobil Oil Company Incorporated, lessee.  
**SUBJECT**—Application May 10, 1960—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in an unrestricted use district, extending into a business district, the erection of a gasoline service station together with its accessory uses of lubritorium, auto washing (non-automatic) office, sales of accessories, minor repairs with hand tools only, safety inspection, parking and storage of motor vehicles and ground sign.  
**PREMISES AFFECTED**—3912-3934 New Utrecht Avenue and 929-943 40th Street, northwest corner, Block 5583, Lots 18 and 30, Borough of Brooklyn.

## 695-29-BZ—Vol. III

**APPLICANT**—James E. Vassalotti for Louis Curcio, owner.  
**SUBJECT**—Application reopened July 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the extension in use of the existing gasoline and oil selling station and auto greasing to include the added uses of lubritorium, minor auto repairs with hand tools, car washing (non-automatic), storage room, office and sales, and parking and storage of motor vehicles.  
**PREMISES AFFECTED**—3191-3199 Westchester Avenue (3191 Official), southwest corner of Wilkinson Avenue, Block 4235, Lot 36, Borough of the Bronx.

## 115-59-BZ—Vol. II

**APPLICANT**—Robert J. Crinnion for Gerald Corporation, owner.  
**SUBJECT**—Application reopened July 6, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the parking and storage of more than five (5) motor vehicles in the residence use portion of the plot.  
**PREMISES AFFECTED**—1776-1784 Longfellow Avenue, east side, 80 feet north of East 174th Street, Block 3011, Lots 5, 9 and 10, Borough of the Bronx.

## 188-59-BZ—Vol. II

**APPLICANT**—Max Siegel Associates for Turbal Realty Corporation, owner.  
**SUBJECT**—Application reopened October 4, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district for a period of 15 years con-

struction of a gasoline service station with accessory uses including minor motor vehicle repair.  
**PREMISES AFFECTED**—1-3 Cooper Square and 55 East 4th Street, northeast corner, Block 460, Lot 1, Borough of Manhattan.

## 886-48-BZ—Vol. II

**APPLICANT**—Leonard Joseph for Seagirt Realty Co., owner; Arverne Auto and Fender Works, Inc., lessee.  
**SUBJECT**—Application reopened October 18, 1960 for consideration as to extension of term of variance as to welding, expired May 24, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district the continuation of existing body and fender repair shop, spraying, painting and welding. (Zoning changed to manufacturing use.)  
**PREMISES AFFECTED**—71-10 Beach Channel Drive, west side, 156.78 feet north of Beach 72nd Street and 348 Beach 72nd Street, Block 537, Lot 14, Arverne, Borough of Queens.

## 899-54-BZ

**APPLICANT**—Philip P. Agusta for Virginia Faraldo and Anna Faraldo, owners.  
**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of term of variance, expired October 11, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the use of said premises as a junk yard.  
**PREMISES AFFECTED**—239-251 Skillman Avenue, north side, 150 feet west of Kingsland Avenue, Block 2884, Lot 33, Borough of Brooklyn.

## 91-47-BZ

**APPLICANT**—Lionel K. Kevy for Victor Keppler, owner.  
**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of term of variance, expires April 15, 1962—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use, B area district, the photography studio, using more than the area permitted and without the required rear yard.  
**PREMISES AFFECTED**—155 East 35th Street, north side, 171 feet west of 3rd Avenue, Block 891, Lot 34, Borough of Manhattan.

## 437-50-BZ

**APPLICANT**—Andrew Di Camillo for Charles Resnikoff, owner; John Scopelliti, lessee.  
**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of term of variance, expired October 11, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced.  
**PREMISES AFFECTED**—8678 (8676 displayed) 18th Avenue, west side, 50 feet north of Benson Avenue, Block 6368, Lot 60, Borough of Brooklyn.

## 204-24-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Michael DeLaurenzo, owner; Sunrise Waste Material Co., lessee.  
**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of term of variance, expires November 22, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the extension in use of a building for a junk shop and a loading platform on adjoining lot to be used in conjunction with junk shop.  
**PREMISES AFFECTED**—475-479 Hemlock Street, east side, 129 feet 7½ inches south of Liberty Avenue, Block 4200, Lots 8 and 9, Borough of Brooklyn.



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**473-55-BZ.**

**APPLICANT**—Herbst and Rusciano for Selma Caplan, owner.

**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of time to complete, expired June 30, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a retail use district, a one-story and cellar building of an area contrary to Section 14 of the Zoning Resolution.

**PREMISES AFFECTED**—2901-2907 Bruckner Boulevard and 3399 East Tremont Avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx.

**605-40-BZ**

**APPLICANT**—Abram Shlefstein for Estate of Seymour Brick, deceased; Raymond Brick and Doris Chodorow, owners.

**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of term of variance, expired October 31, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district the alteration and extension of an existing gasoline service station.

**PREMISES AFFECTED**—20-40 Grand Street Extension and 255-265 South 4th Street, southeast corner, Block 2434, Lots 28, 32 and 33, Borough of Brooklyn.

**122-31-BZ—Vol. II**

**APPLICANT**—Irving M. Getnick for Arthur Saracino and Cecelia Saracino, owners.

**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of term of variance, expires November 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district (now local retail), the erection and maintenance of a gasoline service station.

**PREMISES AFFECTED**—141-03 Lakewood Avenue (formerly 141-09 Lincoln Avenue), northwest corner of 142nd Street, Block 10069, Lot 134 (formerly Block 1122, Lot 134, South Jamaica, Borough of Queens.

**24-60-BZ**

**APPLICANT**—Lama, Proskauer and Prober for Estate of Sam Minskoff, owner.

**SUBJECT**—Application April 28, 1960—decision of the Borough Superintendent, under Sections 7e, 7A and 21 of the Zoning Resolution, to permit in a retail and residence use, D area district, the erection of a supermarket and stores, extending into the residence use district, exceeding the permitted area coverage for a retail use district in a D area district, with open parking, loading and unloading berths in the residence use portion of the plot and show windows, signs and business entrance over 3'-6" wide, within 75 feet of a residence use district.

**PREMISES AFFECTED**—97-26 to 97-42 63rd Road and 63-24 to 63-36 98th Street, southwest corner, and 97-37 to 97-39 63rd Drive, Block 2089, Lots 13, 19, 23, 25, 32 and 12, Rego Park, Borough of Queens.

**Hearing closed**—Laid over from November 1, 1960 to November 29, 1960, for inspection and decision; revised drawing to be submitted by applicant.

MAX H. FOLEY, *Chairman.*

**NOVEMBER 29, 1960, 2 P.M.**

**NOTICE IS HEREBY GIVEN** of a public hearing Tuesday afternoon, November 29, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**-60-A**

**APPLICANT**—John J. Lynch and James J. Lyons, Jr., for 8-42 Renwick Street Realty Corporation, owner; United Paste and Glue Corporation, lessee.

**SUBJECT**—Application March 18, 1960—Appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—40-42 Renwick Street, east side, 75 feet south of Spring Street, Block 594, Lot 72, Borough of Manhattan.

**479-60-A**

**APPLICANT**—Aaron Halpern for The New Covenant Church of Christ, owner.

**SUBJECT**—Application June 24, 1960—Appeal from a decision of the Borough Superintendent—re area and height, frame building.

**PREMISES AFFECTED**—133-15 120th Avenue, northwest corner of 134th Street, Block 11697, Lot 31, South Ozone Park, Borough of Queens.

**512-60-A**

**APPLICANT**—Victor G. Madonia for John Brabenec, owner.

**SUBJECT**—Application July 7, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation Section 56 Subdivision 1, Section 171 Subdivision 1 and Section 193 of the Multiple Dwelling Law re—frame dwelling, conversion into multiple dwelling.

**PREMISES AFFECTED**—34-29 30th Street, east side, 265.22 feet south of 34th Avenue, Block 607, Lot 16, Astoria, Borough of Queens.

**541-60-A**

**APPLICANT**—E. Richard Crino for Danny Dow, owner.

**SUBJECT**—Application July 15, 1960—Appeal from a decision of the Borough Superintendent—re Frame building, conversion to store.

**PREMISES AFFECTED**—2462 Williamsbridge Road, east side, 176.59 feet south of Mace Avenue, Block 4449, Lot 72, Borough of the Bronx.

**608-60-A**

**APPLICANT**—Charles M. Spindler for Estate of Morris Greditor, owner.

**SUBJECT**—Application August 11, 1960—Appeal from a decision of the Borough Superintendent—re Fire Escape.

**PREMISES AFFECTED**—149 Spring Street, north side, 75 feet west of Wooster Street, Block 501, Lot 35, Borough of Manhattan.

**658-60-A**

**APPLICANT**—Joseph Werb for Michael LaMantia and Lucy LaMantia, owners.

**SUBJECT**—Application September 13, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

**PREMISES AFFECTED**—708 Delafield Avenue, South side, 277.63 feet east of Clove Road, Block 224, Lot 30, West New Brighton, Borough of Richmond.

**673-60-A**

**APPLICANT**—Paul Friedman for Harry Winston, owner; Harry Winston, Incorporated, lessee.

**SUBJECT**—Application September 16, 1960—Appeal from a decision of the Borough Superintendent—re egress and exterior windows within 25 feet of non-fireproof building.

**PREMISES AFFECTED**—718 5th Avenue, southwest corner of West 56th Street, Block 1271, Lot 41, Borough of Manhattan.

**235-60-A**

**APPLICANT**—A. H. Salkowitz for Jerome F. Kelly, owner.

**SUBJECT**—Application March 30, 1960—Appeal to review decisions of the Borough Superintendent re—revocation of Building Notice 1644-58 previously approved in error, re—erection of open porch.

**PREMISES AFFECTED**—125-15 Beach Channel Drive, south side, 49.02 feet East of Beach 126th Street, Ward 5, Block 672, Lot 3, Belle Harbor, Borough of Queens.

MAX H. FOLEY, *Chairman.*



# MINUTES

(Remaining Minutes of the regular Meeting of October 25, 1960).

## 514-54-BZ

APPLICANT—Ervin Palmer for Bernard P. Kite and Elaine Kite, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—462-472 West 22nd Street, south side, 100 feet east of 10th Avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.

## APPEARANCES—

For Applicant: Ervin Palmer.

ACTION OF BOARD—Application reopened and set for hearing on November 22, 1960, at 10 A.M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent and two photographs, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 614-54-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Jacob Nathanson, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7h and 7A of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure, to consider proposed amendment.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

Adjourned 5:45 P.M.

JAMES P. MULROY, *Secretary.*

## REGULAR MEETING

TUESDAY MORNING NOVEMBER 1, 1960, 10 A. M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon October 18, 1960 were approved as printed in the Bulletin of October 27, 1960, Vol. 45, No. 43.

## 147-34-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application reopened May 24, 1960 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the construction of an extension, re-arrangement of partitions, and refacing the exterior with porcelain enamel on the present service building of the existing

gasoline service station and the re-arrangement of the pump islands.

PREMISES AFFECTED—187-37 to 187-47 (187-41 official) Hillside Avenue and 87-88 to 87-96 188th Street, northwest corner, Block 9960, Lot 1, Hollis, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to November 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 74-35-BZ—Vol. III

APPLICANT—Larry Meltzer for Thaler Realty Corporation, owner; Wurtzel Brothers, Inc., lessee.

SUBJECT—Application reopened December 22, 1959 as Volume III—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the inclusion of motor vehicle repair shop and automobile showroom, to an existing gasoline service station and storage garage for more than five (5) motor vehicles, previously granted by the Board.

PREMISES AFFECTED—2475 to 2481 Flatbush Avenue and 5101 to 5119 Avenue U, northeast corner, Block 8543, Lot 3, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Larry Meltzer and Irving Wurtzel.

For Opposition: None.

ACTION OF BOARD—Laid over to November 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 522-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Estate of Frank Permeggia, owner.

SUBJECT—Application reopened July 6, 1960 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the conversion of use of the present two and one half story building from, store and dwelling, to offices, and erect a one story extension for the storage of pipe, threading, cutting of pipe and the parking and storage of motor vehicles on the unbuilt upon portion of the plot for a stated term of fifteen (15) years.

PREMISES AFFECTED—170-02 to 170-08, (170-02 official) 93rd Avenue and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to November 15, 1960, at 10 A. M. for decision; applicant to file revised drawings; hearing previously closed.

## 533-60-A

APPLICANT—Lama, Proskauer and Prober for Estate of Frank Permeggia, owner.

SUBJECT—Application May 24, 1960, appeal from a decision of the Borough Superintendent, re: frame construction, live load.

PREMISES AFFECTED—170-02 to 170-08 (170-02 official) 93rd Avenue and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to November 15, 1960, at 10 A. M. for decision; hearing previously closed.

## 221-57-BZ—Vol. II

APPLICANT—Henry Nordheim for Sophie Shleffar, owner.

SUBJECT—Application reopened April 19, 1960 as Volume II—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a resi-



# MINUTES

dence use district, the construction of a new service building and rearrange pumps.

**PREMISES AFFECTED**—439-451 Sound View Avenue and 440 Leland Avenue, South Junction, Block 3498, Lots 17 and 23, Borough of The Bronx.

**APPEARANCES**—

For Applicant: Henry Nordheim.

For Opposition: None.

**ACTION OF BOARD**—Laid over to November 22, 1960, at 10 A. M. for inspection and decision; and amended drawings to be submitted by applicant; hearing closed.

## 602-57-BZ—Vol. II

**APPLICANT**—Robert Gottlieb for Rose Gscheidle, owner.

**SUBJECT**—Application reopened May 10, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story Class three building, to be used for the storage and transshipping of merchandise and continue the present parking of motor vehicles for a term of ten (10) years.

**PREMISES AFFECTED**—2300 Story Avenue, southeast corner of Havameyer Avenue, Block 3698, Lots 3 and 6, Borough of the Bronx.

**APPEARANCES**—

For Applicant: None.

For Opposition: John Zenir and Charles Giacconelli.

**ACTION OF BOARD**—Laid over to November 15, 1960, at 10 A.M. for hearing at request of objector.

## 324-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Estate of Sam Minskoff, owner.

**SUBJECT**—Application April 28, 1960—decision of the Borough Superintendent, under Sections 7e, 7A and 21 of the Zoning Resolution, to permit in a retail and residence use, D area district, the erection of a supermarket and stores, extending into the residence use district, exceeding the permitted area coverage for a retail use district in a D area district, with open parking, loading and unloading berths in the residence use portion of the plot and show windows, signs and business entrance over 3 feet—6 inches wide, within 75 feet of a residence use district.

**PREMISES AFFECTED**—97-26 to 97-42 63rd Road and 63-24 to 63-36 98th Street, southwest corner, and 97-37 to 97-39 63rd Drive, Block 2089, Lots 13, 19, 23, 25, 32 and 12, Rego Park, Borough of Queens.

**APPEARANCES**—

For Applicant: Alfred A. Lama and Jerome Minskoff.

For Opposition: Rev. Sherman Farrell, John E. Murray, Neil McBrien, Erna Zucker, Jolia Taam, Calliope Hadjoblou, Bertha Schwartz, Romaine Andrews Wilkens, Pauline Oberstein, Edward Van Baerle, Fred W. Willkens, Sadie Kalmar, and William Main.

**ACTION OF BOARD**—Laid over to November 29, 1960, at 10 A.M. for inspection and decision; revised drawing to be submitted by applicant; hearing closed.

## 360-60-BZ

**APPLICANT**—Burke and Groh for William E. Sebranek, owner.

**SUBJECT**—Application May 11, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of an insurance office on the first floor of a residence house and also to permit a small business sign to be located in the window of said premises.

**PREMISES AFFECTED**—37-57 91st Street, east side, 100 feet north of Roosevelt Avenue, Block 1479, Lot 49, Jackson Heights, Borough of Queens.

**APPEARANCES**—

For Applicant: Jerrold I. Ehrlich and Ethel F. Adams.

For Opposition: Albert J. Sebranek, Karl Walentik and Jerome McKeown.

**ACTION OF BOARD**—Laid over to November 15, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 391-60-BZ

**APPLICANT**—Joseph B. Klein for Bowling Unlimited, owner; Paul Farkas, lessee.

**SUBJECT**—Application May 19, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the maintenance of a used car lot for the sale of used cars and the erection of an office.

**PREMISES AFFECTED**—1660-1666 Bruckner Boulevard and 948-956 Metcalf Avenue, southeast corner, Block 3659, Lot 26, Borough of the Bronx.

**APPEARANCES**—

For Applicant: Joseph B. Klein.

For Opposition: Harvey Fox, New York City Housing Authority.

**ACTION OF BOARD**—Laid over to November 22, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 474-60-BZ

**APPLICANT**—Leonard F. Rothkrug for J. W. Enterprises Incorporated, owner; J. W. Mays, Incorporated, lessee.

**SUBJECT**—Application June 22, 1960—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a business use district, the change in occupancy, from warehouse and shipping shed, to non-storage garage, for more than five (5) cars and store for a temporary term of twenty (20) years.

**PREMISES AFFECTED**—254-272 Livingston Street, southwest corner of Bond Street, Block 165, part of Lot 29, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug.

For Opposition: Isaac Kostman and Sarah Kostman.

**ACTION OF BOARD**—Laid over to November 15, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 498-60-BZ

**APPLICANT**—Latham C. Squire for Frederic E. Elliott, owner.

**SUBJECT**—Application June 30, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the construction, operation and maintenance of a six story multiple dwelling.

**PREMISES AFFECTED**—122 76th Street, south side, 98 feet east of Colonial Road, and 123 77th Street, Block 5948, Lots 14 and 16, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Latham C. Squire, John T. Briggs and Frederick A. Wyckoff.

For Opposition: A. Lembo, W. J. Murphy, M. Abood, J. Witherow, Jr., J. Sturges, 3rd, John F. Lynch, Daniel A. Shirk, John G. Foley, Stanley J. Isaksen, Harry Lavender, Walter Pfoendler, Walter & Florence Conklin, Richard J. Cunningham, Walter A. Kassenbrock, Lillian Tunick, Mabel Curley, Ida Hildebrand, Agnes R. Scully, Beatrice Stevens, Olive Lee, Mary Agood, Mary Evans, Anne Anderson, M. E. Schallenberg, Esther Larson, Mary C. Nelson, Theodore & Helen Johnson, Martin F. Sheehan, William T. Conklin, Luigi Morano, Prosper Clust and others.

**ACTION OF BOARD**—Laid over to November 15, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 502-60-BZ

**APPLICANT**—William I. Hohauser for Northside Plumbing Corporation, owner.

**SUBJECT**—Application June 30, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the use of the lot in the residence portion for a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

**PREMISES AFFECTED**—4452-4456 Broadway, south east corner of Fairview Avenue, Block 2170, Lots 400 and 62, Borough of Manhattan.



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## APPEARANCES—

For Applicant: Sanford Hohauser and Stanley Hochhauser.

For Opposition: None.

**ACTION OF BOARD—**Laid over to November 22, 1960, at 10 A. M. for inspection and decision; applicant to submit drawing indicating grades of the plot as they will be upon completion of the work, the approval of the Transit Authority of such drawing, and a statement as to the effect, if any, upon the foundations of the adjacent apartment houses; hearing closed.

## 563-60-BZ

**APPLICANT—**Herman Horowitz for Aguilar Realty Corp., owner; Bowla-Bowla Corporation, lessee.

**SUBJECT—**Application July 22, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a local retail district, the erection of a bowling recreation center, one story in height, on land now vacant.

**PREMISES AFFECTED—**71-80 to 71-90 Parsons Boulevard and 157-07 72nd Avenue, northwest corner and 157-03 Aguilar Avenue, Block 6793, Lots 231 and 233, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Herman Horowitz, Millard Shroder and Richard Schever.

For Opposition: George J. Mack.

**ACTION OF BOARD—**Laid over to November 22, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 433-60-BZ

**APPLICANT—**Lama, Proskauer and Prober for Prospect Realty Company, owner.

**SUBJECT—**Application May 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D and G area, Class ½ height district, the erection of a multiple dwelling extending from the D area into the G area district, and exceeding the permitted area coverage, the permitted floor area and the permitted height in a Class ½ height district.

**PREMISES AFFECTED—**45-01 to 45-13 (45-05 official) Douglaston Parkway, and 242-16 to 242-34 Northern Boulevard, southeast corner, and 45-02 to 45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: John E. O'Shaughnessy and Gordon W. Paulsen.

**ACTION OF BOARD—**Application withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## 1083-47-BZ—Vol. IV

**APPLICANT—**Wechsler and Schimenti for 333 East 105th Street Corporation, owner.

**SUBJECT—**Application reopened July 6, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, in three existing attached buildings occupied as a laundry, the erection of a two story addition to the one story building used for loading and storage, the new extension to be used for light manufacturing in conjunction with the laundry.

**PREMISES AFFECTED—**327-337 East 105th Street, north side, 225 feet west of First Avenue, Block 1677, Lots 14, 15 and 17, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alexis Krusko.

For Opposition: None.

**ACTION OF BOARD—**Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 18, 1960, after due notice by publication in the Bulletin; laid over to November 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 27, 1960, acting on Alt. Applic. 1610-59, reads:

"1. Proposed 2 story addition to a laundry building is not permitted in a residence use district. Sec. 3 Zoning Res.

"2. Proposed openings between adjoining buildings not permitted by B.S.A. resolution 1083-47-BZ, Volume III."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a of the Zoning Resolution, to permit in a residence use district, in three existing attached buildings occupied as laundry, the erection of a two story addition to the one story building used for loading, unloading and storage, the new portion to be used for light manufacturing in conjunction with the laundry, the rest of the premises to retain the present use, *on condition* that the work be done in accordance with drawings filed with this application dated May 26, 1960, 15 sheets; that all loading and unloading be done inside the building; that the building meet all the requirements of the Labor Law and all other applicable laws, rules and regulations; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 88-55-BZ

**APPLICANT—**Henry Nordheim for Ralph Di Girolamo, owner.

**SUBJECT—**Application reopened October 4, 1960 for consideration as to extension of term of variance, expired July 26, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence and retail use district, the use of existing structure at rear of site as a garage and motor vehicle repair shop.

**PREMISES AFFECTED—**3327 White Plains Road, west side 246.77 feet north of Rosewood Street, Block 4624, Lot 49, Borough of The Bronx.

## APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

**ACTION OF BOARD—**Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, on July 26, 1955 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which expired by time limitation July 26, 1960; and

WHEREAS, this application was reopened on October 4, 1960 and set for hearing on November 1, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and



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WHEREAS, a public hearing was held on this application on November 1, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated July 14, 1960 acting on Alt. Applic. No. 11-55, reads:

"1. There are no records of a motor vehicle repair shop and garage in the rear yard.

"2. The proposed motor vehicle repair shop and garage in a Residence and Retail use district is contrary to Sect. 3 and 4-A of the Zon. Res.

"3. The proposed motor vehicle repair shop and garage in a frame building is contrary to Sect. 4.2.1.

"Refer to Board of Standards and Appeals Cal. 88-55-BZ and 89-55-A."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 26, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 671-58-BZ—Vol. II

APPLICANT—Gustave Goldman for Congregation Talmud Torah; R. Morris Kevelson, owner.

SUBJECT—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the extension of the front portion of the present buildings occupying more than the permitted area and encroaching into the required set back.

PREMISES AFFECTED—1379-1387 East 96th Street, east side, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1960 after due notice by publication in the Bulletin; laid over, date to be set; applicant to send out notices; application referred to Board Engineer; then set for November 1, 1960 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated June 25, 1959 acting on Alt. Applic. No. 1933-59, reads:

"1. The proposed increase in size of the bldgs. from that shown on the plans approved by the Board of Standards and Appeals is contrary to the resolution of the Board, 671-58-BZ.

"3. The construction of the proposed extension within 15'-0" of the bldg. line is contrary to the Zoning Res. Art. IV Sect. 15-A."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the extension of the front portion of the present buildings occupying more than the permitted area and encroaching

into the required setback on condition that the building conform to drawings filed with this application dated July 9, 1959, 6 sheets and June 29, 1960, 9 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 477-59-A

APPLICANT—Gustave Goldman for Congregation Talmud Torah; R. Morris Kevelson, owner.

SUBJECT—Application July 9, 1959—appeal of the Borough Superintendent, re—Class three structure, area excessive.

PREMISES AFFECTED—1379-1387 East 96th Street, east side, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Gustave Goldman.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 25, 1959 on Amend. to Alt. Applic. 2710-58 and Alt. Applic. 1933-59, reads:

(Amend. to Alt. Applic. 2710-58)

"1. The proposed increase in size of the structure from that shown on the plans approved by the Board of Standards and Appeals is contrary to the resolution of the Board, 671-58-BZ.

"2. The building as proposed exceeds the area permitted for a Class 3 structure by Sect. 4.2.1 of the Bldg. Code."

(Alt. Applic. 1933-59)

"2. The building as proposed exceeds the area permitted for a Class 3 structure by Sect. 4.2.1 and Sect. 4.1.5c of the Bldg. Code."

and

WHEREAS, the applicant states that the synagogue consists of two buildings, 24 feet 4 inches by 80 feet 8 inches and community building, 35 feet by 87 feet in area, 1 story and mezzanine and two stories, 29 feet and 29 feet 4 inches high, of class 4 and 3 construction, located in residence and business use, D and E-1 area, class ½ height district, built in 1923 and 1954, now used and occupied since September 1, 1923 and November 15, 1954: Basement—class rooms, 60 persons; 1st floor—synagogue, 150 persons; mezzanine—100 persons; (community building) cellar—boiler room, toilets and ordinary; 1st floor—assembly room and kitchen used in conjunction with existing synagogue; 2nd floor—class rooms, library and offices, 100 persons; that the synagogue has a Certificate of Occupancy #95566 issued February 15, 1960, against Alt. Applic. 2276-39; that the proposed use for the synagogue will be the same; that the community building will be the same except that on the 1st floor there will be 250 persons and 2nd floor 150 persons; and

WHEREAS, the applicant states that the two buildings will be connected by a 10 foot fireproof stair enclosure with iron stairs and concrete platforms; that the area of both buildings are over 6000 square feet and the applicant requests permission to continue the use of class 3 construction except in the stairways; that there will be a 10 foot wide court between both buildings except for the new stairway enclosure which will be 8 foot masonry construction with 1 hour fireproof self-closing doors at all openings; that the stairs and platforms will be fireproof; that there will be no fire wall between the buildings; that the stairway runs from street to roof of the existing community building; and

WHEREAS, the premises were inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 25, 1959, acting on Amend. to Alt. Applic. 2710-58



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Objections Nos. 1 and 2 and Alt. Applic. 1933-59, Objection No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that all the requirements of the resolution adopted by the Board this day under Calendar No. 671-58-BZ be complied with; also *on condition* that sprinklers fed from the domestic water supply be placed in coat rooms; that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy shall be obtained.

## 746-58-BZ

APPLICANT—Spencer L. Eddy for Humble Oil and Refining Co., owner.

SUBJECT—Application reopened October 4, 1960 for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition, under Sections 7f and 7e of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, office, salesroom, parking and storage of more than five (5) motor vehicles and minor auto repairs.

PREMISES AFFECTED—74-11 Beach Channel Drive, south side, from Beach 74th Street to Beach 75th Street, Block 543, Lot 1, Arverne, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, on May 19, 1959, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation May 19, 1960; and

WHEREAS, this application was reopened on October 4, 1960 and set for hearing on November 1, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 1, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated July 8, 1960 acting on N.B. Applic. No. 3826-58, reads:

"1. Extension of time in which to obtain permits and complete work for proposed gasoline service station in a Business Use District is contrary to Cal. No. 746-58-BZ & Art. V Sec. 22A Zone Res."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 19, 1959 only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 250 67-BZ

APPLICANT—E. Robert Pratt for Mrs. Beatrice Menze, owner.

SUBJECT—Application April 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling into a two family dwelling.

PREMISES AFFECTED—137-19 242nd Street, east side, 180 feet south of 137th Avenue, Block 13239, Lot 19, Rosedale, Borough of Queens.

## APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

Absent: Commissioner Sleeper ..... 1  
THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 18, 1960 after due notice by publication in the Bulletin; laid over to November 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 4, 1960 acting on Alt. Applic. No. 2479-59, reads:

"1. The conversion of a dwelling from a one-family to a two family dwelling in a G-1 area district is contrary to Zoning Resolution Art. IV, 16-C(a)."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling into a two family dwelling *on condition* that the work be done in accordance with drawings filed with this application dated April 6, 1960, five sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 296-60-BZ

APPLICANT—Lama, Proskauer and Prober for Frank J. Crisona and John L. Crisona, owners.

SUBJECT—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales, ground sign, parking and storage of motor vehicles and with curb cuts within 75 feet of a residence use district for a term of fifteen (15) years.

PREMISES AFFECTED—30-71 to 30-79 (30-75 official) 21st Street and 21-02 to 21-10 30th Drive, southeast corner, Block 551, Lot 19, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 18, 1960 after due notice by publication in the Bulletin; laid over to November 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 8, 1960 acting on N.B. Applic. No. 933-60, reads:

"1. The proposed gas service sta., lub., minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles in open area in a plot located in a Business Use Dist., is contrary to Art. II Sec. 4(a) ss. 29 & 46 of the Zone Resolutions.

"2. Proposed ground sign in a Bus. Use Dist. is contrary to Art. II Sec. 4(a) ss. 49 of the Zone Resolution.



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"3. Proposed curb cuts within 75 ft. of a Residence Use Dist. are contrary to Sec. 7A of the Zoning Resolutions."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and 7A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f, i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales, ground sign, parking and storage of motor vehicles and with curb cuts within 75 feet of a residence use district, for a term of fifteen years, *on condition* that the work conform to drawings filed with this application dated April 20, 1960, 4 sheets, with the *further condition* that the curb cut at the east end of the 30th Drive front be omitted; that a brick masonry wall, 5 feet 6 inches in height, be built from the accessory building north to the 30th Drive building line and then west on the 30th Drive building line for a distance of 30 feet; that all masonry walls shall be of face brick; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 378-60-BZ

APPLICANT—John J. Tricarico for Seidmatt Realty Corporation, owner.

SUBJECT—Application May 17, 1960—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sale of accessories, minor auto repairs and parking and storage of more than five (5) motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—676-684 (680 official) Castle Hill Avenue and 2200-2208 Seward Avenue, southeast corner, Block 3575, Lots 32 and 33, Borough of The Bronx.

## APPEARANCES—

For Applicant: John J. Tricarico.  
For Opposition: Harvey Fox, New York City Housing Authority.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 11, 1960 after due notice by publication in the Bulletin; laid over to October 25, 1960 for inspection and decision; hearing closed; then to November 1, 1960 for decision; applicant to file revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated May 2, 1960 acting on N.B. Applic. No. 493-60, reads:

"1. The proposed gasoline service station including lubricatorium, minor auto repairs, car wash, office, accessory sales & storage of motor vehicles in a residence use district is contrary to Art. II Sec. 3 of the Zon. Res."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sale of accessories, minor auto repairs and parking and storage of more than five motor vehicles, for a term of fifteen years, *on condition* that the work be done in accordance with drawings filed with this application dated May 17, 1960, 3 sheets, and October 28, 1960, one sheet, revised; on the *further condition* that on the south lot line between this gasoline station and the adjacent gasoline station there may be a woven wire fence on a concrete curb instead of a brick and iron picket fence, if the owner so desires; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 381-60-BZ

APPLICANT—Lama, Proskauer and Prober for Skyway Midtown Incorporated, owner.

SUBJECT—Application May 17, 1960—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, non-automatic, office and sales, storage room and parking and storage of motor vehicles with a ground sign, for a stated term of twenty (20) years.

PREMISES AFFECTED—352-358 East Houston Street and 7-11 Avenue C, northwest corner and 253-257 East 2nd Street, Block 384, Lots 31 and 33, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 18, 1960, after due notice by publication in the Bulletin; laid over to November 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 10, 1960, acting on N.B. Applic. 59-60, reads:

"1. The proposed gasoline service station, lubricatorium, minor auto repairs, car washing (non-automatic) office & sales, storage room & parking & storage of motor vehicles in open area in a lot located in a business use district is contrary to article II Section 4(a) & subsections (29) & (46) of the Zoning Resolution.

"2. Proposed ground sign is contrary to Article II—Section 4(a) (49) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f and i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, non-automatic, office, sales, storage room and parking and storage of motor vehicles, with a ground sign, for a term of twenty years,



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on condition that the work be done in accordance with drawings filed with this application dated July 29, 1960, 4 sheets; with the further condition that the westerly curb cut on East Houston Street be located 20 feet from the west end of the East Houston Street building line; that the westerly curb cut on East 2nd Street be at least 30 feet from the west lot line; that all applicable laws, rules and regulations be complied with; that all permits be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 395-60-BZ

APPLICANT—Paul Friedman for Louis Nadelbach; owner; Sun Oil Company, lessee.

SUBJECT—Application May 23, 1960—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles, with ground sign, for a stated term of fifteen (15) years.

PREMISES AFFECTED—743-757 Linden Boulevard, northeast corner of Euclid Avenue, Block 4461, Lots 27, 31, 32, 33, 34, 35 and 38, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Harvey Fox, New York City Housing Authority and Lilly Cohen.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 18, 1960 after due notice by publication in the Bulletin; laid over to November 1, 1960 for inspection and decision; applicant to submit letter; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 10, 1960 acting on N.B. Applic. No. 728-60, reads:

"1. The proposed building & premises to be used for gasoline service station, lubrication, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles on a plot located within a residential use dist. is contrary to Art. II, Sec. 3 of the zone Res.

"2. The proposed signs in a Res. use dist. is contrary to Art. II, Sec. 3 of the zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, with ground sign, for a stated term of fifteen years, on condition that the work be done in accordance with drawings filed with this application dated May 23, 1960 4 sheets, and June 14, 1960, one sheet except that there may be three curb cuts only on Linden Boulevard, two at the southwesterly end of the premises, as indicated on the Linden Boulevard frontage, and one on the northeasterly end of the premises located at least twenty

feet from the projection of the north lot line, and that the curb cut at the north on the Euclid Avenue front be omitted; that the wall shown on the north lot line be extended thirty feet down the building line on Euclid Avenue; that flood lights be directed toward the station only and not into the streets; that all walls, both the walls of the accessory building and the fence wall, be of face brick; that all laws, rules and regulations applicable be complied with; that all permits be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

Adjourned 1:25 P.M.

JAMES P. MULROY, Secretary.

## REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 1, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

## 10-46 SM

APPLICANT—Alabama Metal Lath Company, owner—additional type of lath.

## APPEARANCES—

For Applicant: Norman Kohler.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 10-46-SM—Amendment to resolution as to additional type of lath.

Alabama Metal Lath Company, Birmingham, Alabama, requested that the resolution adopted December 31, 1946 under Calendar Number 10-46-SM be reopened and amended so as to include Alabama Paper Backed Metal Lath.

USE: Lath for use in the plastering industry.

DESCRIPTION: Approved 30 lb. Kraft paper in strips is attached by means of a special glue to mesh lath or 1/8 flat rib lath. The paper is applied leaving open mesh on the ends and sides of each sheet so as to permit a strong key at the points where the sheets are lapped. The open mesh that is left between the strips of paper permits attachment on 6" centers to the supports. The construction of the lath complies with drawing marked "Received June 1, 1959" which is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 31, 1946 under Calendar Number 10-46-SM be reopened and amended so as to include the material known as Alabama Paper Backed Metal Lath for use in New York City as a combustible lath under the provisions of Section C26-458.0 Administrative Building Code, on condition that the requirements of the resolution adopted December 31, 1946 under Calendar Number 10-46-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolutions in accordance with the above report.

## 891-51-SA

APPLICANT—Mueller Climatrol Div. of Worthington Corp, owner—additional model of gas-fired boiler.

## APPEARANCES—

For Applicant: Paul E. Stephanson.



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**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleper..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 891-51-SA—Amendment to resolution as to additional series of gas fired boiler.

Mueller Climatrol, Division of Worthington Corp., requested that the resolution adopted July 13, 1954 and amended July 12, 1955 under Calendar Number 891-51-SA be reopened and amended so as to include an additional series of gas fired boiler.

USE: Domestic and commercial heating boiler using gas as the fuel.

DESCRIPTION: The requested model known as the 12 Series is basically the same as the presently approved models being constructed of the same materials and having the same controls; the difference in the requested series and the approved series is the BTU input. The range being from 350,000 to 2,100,000 BTU. The requested series has been approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 13, 1954 and amended July 12, 1955 under Calendar Number 891-51-SA be reopened and amended so as to include the 12 Series 6 through 31 boiler, on condition that the requirements of the resolution adopted July 13, 1954 and amended July 12, 1955 under Calendar Number 891-51-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby amend the above cited resolutions in accordance with the above report.

## 892-51-SA

**APPLICANT**—Mueller Climatrol Div. of Worthington Corp., owner—additional model of gas conversion burner.

## APPEARANCES—

For Applicant: Paul E. Stephanson.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

892-51-SA—Amendment to resolution as to additional model of gas conversion burner.

Mueller Climatrol, Division of Worthington Corp., requested that the resolution adopted September 15, 1953 and amended through May 27, 1958 under Calendar Number 892-51-SA be reopened and amended so as to include an additional model of gas conversion burner.

USE: A gas fired burner.

DESCRIPTION: The requested Models 502 and 550 are similar to the models approved by the Board, differing only in styling and BTU input. The models have been approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted September 15, 1953 and amended through May 27, 1958 under Calendar Number 892-51-SA be reopened and amended so as to include the additional Models 502 and 550 gas fired burners, on condition

that the requirements of the resolution adopted September 15, 1953 and amended through May 27, 1958 under Calendar Number 892-51-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby amend the above cited resolutions in accordance with the above report.

## 502-53-SM

**APPLICANT**—Smith & Kanzler Corp., owner—additional form of fire resistive floor and/or roof construction.

## APPEARANCES—

For Applicant: Morris Lieff.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

502-53-SM—Amendment to resolution as to additional form of fire resistive floor and/or roof construction.

Smith and Kanzler Corp. requested that the resolution adopted December 4, 1956 and amended through Oct. 7, 1959 under Calendar Number 502-53-SM be reopened and amended so as to include an additional form of fire resistive floor and/or roof construction.

USE: Sprayed asbestos fireproofing for floor and/or roof construction.

DESCRIPTION: There has been no change in the material from that previously approved; the difference being in the thickness to which it is applied on the steel beam and the underside of the cellular steel floor or roof.

INSPECTION AND TEST: The material was tested at the Underwriter Laboratory, as part of a complete floor and ceiling construction in accordance with the requirements of Sections C26-588.0 through C26-590.0 and C26-609.0 Administrative Building Code.

The construction was as follows: The floor consisted of alternate cellular and fluted steel floor units, the fluted sections being 16 gauge and the cellular being 18-16 gauge, all welded to the supports on 12 inches on center. A structural concrete is then poured on top of the steel floor units to a depth of 2½ inches over the top plane of the floor units. The sprayed asbestos Spraycraft is then applied to a thickness of ½ inch measured to the underside of the floor, following the contour of the cellular units and applied ½ inch thick to the underside of the steel plate of the fluted section. The beam, used as a support for the construction, was protected by 1 1/16 inches of Spraycraft applied directly to and following the contour of the beam.

During the course of the test the construction was loaded so as to stress the floor members to 18,000 p.s.i. and the steel beam to 20,000 p.s.i.

The construction, as described, successfully met the requirements of a three hour fire resistive floor construction. It should be noted that the temperature of the steel beam had no bearing on the classification, as the beam, being fully loaded, was tested in accordance with the requirements of ASTM E-119-58.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 4, 1956 and amended through Oct. 7, 1959 under Calendar Number 502-53-SM be reopened and amended so as to include the additional form of construction as herein described as shown on Smith & Kanzler Drawing, Revised August 9, 1960 as a three hour fire resistive floor and/or roof construction, on



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condition that the material Spraycraft be applied to the underside of the steel deck to a thickness of  $\frac{1}{2}$  inch and to a thickness of  $\frac{11}{16}$  inches from the flanges and web of the beam, following the contour of the beam and following the contour of the cellular units and applied directly to the flat plate forming the fluted section and further that all other requirements of the resolution adopted December 4, 1956 and amended through Oct. 7, 1959 under Calendar Number 502-53-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolutions in accordance with the above report.

## 248-56-SA

APPLICANT—Wayne Pump Co., owner—amendment of resolution, additional models, gasoline pumps.

### APPEARANCES—

For Applicant: T. E. McLaron.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 248-56-SA—Amendment to resolution as to additional models of gasoline dispensing pumps.

The Wayne Pump Co. requested that the resolution adopted April 29, 1958 under Calendar Number 248-56-SA be amended so as to include additional models of gasoline dispensing pumps. The application was reopened by a vote of the Board, November 19, 1958.

USE: Gasoline dispensing pump.

DESCRIPTION: The requested models of pumps are basically the same as the Model 90, previously approved, the internal components remain the same, the difference in the models being a change in the housing styling and in the capacity of the motor. The requested models have been approved by the Underwriters' Laboratory under MH1781 and MH1821.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted April 29, 1958 under Calendar Number 248-56-SA be amended so as to include the following models of gasoline dispensing pumps: Models 400, 400-1, 420, 400-Duo-1, 400-Duo-2, 400-1-Duo1, 400-1-Duo2, 420-1, 420-Duo-1, 420-Duo2, 420-1-Duo-1, 420-1-Duo-2, 410, 410-B, 410-P, 410-1, 410-2, 410-B-1, 410-B-2, 410-P-1, and 410-P-2, on condition that the requirements of the resolution adopted April 29, 1958 under Calendar Number 248-56-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 426-58-SM

APPLICANT—L. G. Derbyshire for General Electric Co., Laminated Products Division, owner.

### APPEARANCES—

For Applicant: Philip B. Tomkinson.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 426-58-SM—General Electric Company, Laminated Products Department, Coshocton, Ohio filed for approval of the material known as General Electric General Purpose Type D corative Textolite under the provision of Section C26-667.0 Administrative Building Code.

USE: Decorative wall covering to be used in locations other than stairways and corridors.

DESCRIPTION: Textolite is a high pressure laminate made by building a "sandwich" of melamine plastic surface sheet, a pattern sheet on which is printed a decorative design and several heavy paper base sheets which are impregnated with phenolic resins. This "sandwich" is then put in a press and there by a combination of heat and pressure fuses the "sandwich" into a single hard-surfaced sheet. The surface sheet is then treated to give a wear-resistant finish. The sheets are finished in two thicknesses; the General Purpose Type  $\frac{1}{16}$ " and the Postforming Type 0.051".

The material must be firmly bonded to an incombustible or fire resistive material.

INSPECTION AND TEST: Samples of the material were examined by Asst. Engr. J. A. Darts and was found to comply as to thickness.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as General Electric Purpose Type Decorative Textolite for use as a decorative covering for wall panels, wall coverings and wainscoting as a substitute for wood veneers and interior trim other than in stairways and corridors, when bonded to an incombustible or fire resistive material for use under the requirements of Sections C26-667.3, C26-667.7a and C26-667.8 Administrative Building Code and installed in accordance with this report and further that all cartons in which this material is marketed shall be stamped or marked, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 426-58-SM" and the bill of lading accompanying the sheets shall be similarly marked.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 74-59-SM

APPLICANT—American Vulcathene Div. of The Nalge Company, Inc., owner—pipe fittings for use in acid waste system.

### APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 74-59-SM—American Vulcathene Division of The Nalge Company, Inc., Rochester, New York, filed an application for approval for the material known as American Vulcathene Pipe and Fittings for use in acid waste systems in accordance



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with Section C26-1297.0 Administrative Building Code.  
USE: Plastic pipe and fittings for acid and chemical waste systems.

DESCRIPTION: The American Vulcathene Pipe and Fittings are made of polyethylene plastic. The pipe is made in schedule 40 gauge and the fittings are slightly heavier. The fittings are molded and made in all types generally available in cast iron. Maximum pipe and fitting sizes are 6 inches.

Connections between pipe and fittings may be threaded, flanged or made up by fusion. Threaded fittings are made up by hand or by means of a strap wrench.

Long pipe runs are installed so as to allow for expansion and contraction and risers are securely supported at top and bottom. Horizontal lines are securely supported at intervals of approximately 8 times the pipe diameter and in such a manner as to permit longitudinal movement in the piping.

Pipe and fittings are marked with the manufacturer's name.

INSPECTION AND TEST: The data submitted was examined by Asst. Engr. G. F. Sklenarik.

The polyethylene has a tensile strength of 1750 psi and a coefficient of expansion of .0015/inch/ft./°C.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as American Vulcathene Pipe and Fittings high density type for voluntary use in New York City for the handling of dilute acids and soluble chemical wastes in accordance with this report and the provisions of Sections C26-1265.0 through C26-1267.0 and Section C26-1297.0 Administrative Building Code on condition that all cartons in which the materials are to be marketed shall be tagged, stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 74-59-SM." It is further recommended that the temperature range of acids being disposed of by the material be limited from -50°F to +180°F.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 29-59-SM

APPLICANT—Johns-Manville Sales Corporation, owner;  
Harold Perrine, agent.

### APPEARANCES—

For Applicant: Arthur H. Jenssen and Robert H. Neisel.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

29-59-SM—Harold Perrine for Johns-Manville Sales Corporation, filed for approval of the material known as Johns-Manville Sprayed-On Asbestos Fireproofing under the provisions of Sections C26-588.0 through C26-590.0 Administrative Building Code.

USE: Asbestos fireproofing for structural steel floor and/or of construction.

DESCRIPTION: J.M. Sprayed-On Asbestos is a fireproofing material essentially a mixture of asbestos fiber and mineral wool that is applied to the member to be protected by use of either spray or blow equipment. The material also serves as an acoustical treatment and as a thermal insulation.

INSPECTION AND TEST: A floor construction, having asbestos as a component part, was tested at the Underwriters Laboratory in accordance with the requirements of Sections C26-588.0 through C26-590.0 Administrative Building Code.

ing Code. Present at the test were Director William A. Nolan and Asst. Arch T. Farricker. The floor system was constructed as follows:

Two beams were incorporated in the construction so as to test two methods of fireproofing the beams involved in the construction.

The blended steel floor units are placed on the supports and welded to the beams. Structural concrete is then poured to a depth of 2½" over the top plane of the floor units. The under side of the steel units is protected by ½" of sprayed asbestos, sprayed to the under side of the deck following the contour of the deck. The underside of the deck was first prepared by spraying an adhesive which is a latex-emulsion and is designated Type A-390.

One of the beams was protected by spraying 1¾" of asbestos directly to the beam, following the contour, after the beam had first been sprayed with the adhesive. The other beam was caged with metal lath and 1½" of asbestos applied to the lath.

During the entire course of the test, the beams were loaded so as to stress the beams to 20,000 psi and the floor was stressed to 18,000 psi.

The construction successfully met the requirements of a 3 hour fire resistive floor and/or roof construction and the complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Johns-Manville Sprayed-On Asbestos Fireproofing and also known as Johns-Manville "J" Spray, Type F as a component part of a 3 hour fire resistive floor and/or roof construction when applied as herein described, as shown on Dwg. 10720-2 dated 2-11-60 as permitted under Section C26-239.0 Administrative Building Code as having met the requirement of Sections C26-588.0 through C26-590.0 Administrative Building Code when tested in accordance with the requirements of Section C26-609.0 Administrative Building as amended by General Resolution adopted by the Board September 16, 1960 under Calendar Number 521-60-GR on condition that the fiber shall be applied to a thickness of ½", following the contour of the deck and 1¾" when applied directly to the steel beam and 1½" when the beam is caged and the asbestos is applied to the lath forming the cage and all other components shall be as herein described and further that all plans submitted to the Department of Buildings showing the proposed use of this construction shall be labeled, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 629-59-SM" and all bags in which the material known as Johns-Manville Sprayed-On Asbestos Fireproofing or Johns-Manville "J" Spray, Type F, is marketed shall be similarly marked.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
THOMAS W. FARNCKER, JR.  
Asst. Architect,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 676-59-SA

APPLICANT—The Trane Company, owner.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1



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## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 676-59-SA—The Trane Co., La Crosse, Wisconsin, filed for approval of the appliance known as Trane Residential Climate Changer, Models RF84-P, RF100-P, RF125-P, RF140-P, RFC-84P, RFC-100P, RFC-125P, RFC-140P; RFH-84P, RFH-95P, RFH-110P, RFH-140P, RFH-180P, RFH-250P, under the provisions of the Oil Burner Rules of the Board and Article 12, Chapter 26, Administrative Building Code.

USE: Oil fired warm air furnaces.

DESCRIPTION: The various model designations refer to the B.T.U. input and the type, the RFC referring to down-flow, RF refers to upflow and RFH refers to a horizontal unit and the letter "P" meaning Oil Fired.

The units are basically the same, consisting of a casing of furniture steel, a heat exchanger of 12 gauge steel, a gun type oil burner, approved by the Board, a fan section or assembly consisting of fan, drive assembly and motor and the control which basically are the combination fan and limit control, and stack switch.

The Model RF has, in addition to the above, a refractory type combustion chamber which is factory installed.

INSPECTION AND TEST: Details of construction were examined by Ass't. Engr. J. A. Darts. The appliances have been approved by the Underwriters' Laboratory under MP 2760, MP 2761A and MP 2761B.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Trane Residential Climate Changer, Models RF84-P, RF100-P, RF125-P, RF140-P; RFC-84P, RFC-100P, RFC-125P, RFC-140P; RFH-84P, RFH-95P, RFH-110P, RFH-140P, RFH-180P and RFH-250P, for use in New York City in residential, commercial and industrial installations, on condition that all installations comply with the requirements of the Oil Burner Rules of the Board and Article 12, Chapter 26, Administrative Building Code and further that the appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 676-59-SA." "The Committee further recommends that these furnaces shall not be installed in garages or places or explosive atmospheres.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 18-60-SA

APPLICANT—Holyoke Heater Corporation of Conn. Incorporated, owner.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 18-60-SA—Holyoke Heater Corporation of Conn., Inc., for Chester Eland, owner filed January 11, 1960 for approval of the appliance known as Holyoke-Empire Gas Range Conversion Burner, Model 50P under the provisions of Article, 12, Administrative Building Code.

USE: Gas burner for converting coal fired kitchen ranges.

DESCRIPTION: The Holyoke-Empire Gas Range Conversion Burner is cast iron, with raised port-holes in aluminized finish, atmospheric type burner with adjustable air intake and designed for installation in the fire box of kitchen ranges—after removal of all existing brick linings, cast linings, grates, grate frames and waterfront if used. The maximum input is 45,000 BTU per hour.

The controls are used either with No. 2E or 2EK Robertshaw Automatic Thermostat and Baso Safety Valve (No. B830) or with A1000 Robertshaw Thermostat—Safety Combination.

INSPECTION AND TEST: The details were examined by Ass't Architect, T. W. Farricker. These burners were tested and approved by the American Gas Association for natural, manufactured, mixed and liquefied petroleum gases.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Holyoke-Empire Gas Range Conversion Burner, Model 50P for use in New York City when installed in kitchen ranges legally vented in accordance with Article 12, Administrative Building Code and when installed in accordance with this report and the manufacturer's instruction provided that each burner shall bear a label, permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 18-60-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 29-60-SA

APPLICANT—The Vendo Company, owner; J. A. Breeden, agent.

APPEARANCES—

For Applicant: Russell H. Smith

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 29-60-SA—The Vendo Company, Kansas City, Missouri filed January 12, 1960 for approval of the appliance known as Vendo, Models V23, V44, V80, V92, V144 and V216 for use in New York City under the provisions of Section C26191.0 and Chapter 19, Article 18, Administrative Code

USE: Coin Operated vending machines to vend refrigerated glass bottles (Coca-Cola).

DESCRIPTION: The Vendo V-23 (single flavor) is a coin-vending, round cabinet styling, mechanically operated cooler for Coca-Cola in bottles. The refrigeration for the Model V-23E is a hermetically sealed unit, using Freon-12. Cooling is accomplished by the transfer of heat from the bottles directly to the metal in the basket.

The Model V-23 Deluxe and Standard are split systems using Freon-12. The cooling is accomplished by the transfer of heat from the bottles directly to the metal in the basket.

Major components can easily be removed from the cooler in complete assemblies, and no special tools or complicated repairs are necessary for servicing.

The capacity of the machine is 23 vend bottles and 7 pre cool bottles.

The refrigeration units consists of the following:



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Model VT2 (Tecumseh) or VK2 (Kelvinator)  
Low side test pressure is 140 lbs. minimum.  
High side test pressure is 235 lbs. minimum.  
Charge is Freon 12 (VT2 = 8 oz.) (VK = 7 oz.)  
Capacity in B.T.U./Hr. is (VT2 = 920) (VK2 = 900)  
1/8 H.P. 115V 60 cycle single phase.

The Vendo V-44 (single flavor) round cabinet styling, is a mechanically operated cooler designed to fulfill the needs of the bottles of Coca-Cola for a small compact, semi-automatic vending machine equipped with a coin changer. This model permits the installation where a minimum of floor space is available.

The capacity of this machine is 44 bottles.  
The refrigeration unit consists of the following:

## Model VT10

Low side test pressure is 140 lbs. minimum.  
High side test pressure is 235 lbs. minimum.  
Charge is 5 1/2 oz. Freon 12.  
Capacity is 800 B.T.U./Hr.  
1/8 H.P. 115V. 60 cycle single phase.

The Vendo V-80 (single flavor), round cabinet styling, is coin-vending, electrically operated vendor for refrigerated glass bottles. The capacity is 80 bottles.

The refrigeration unit consists of the following:

## Model VT1

Low side test pressure is 140 lbs. minimum.  
High side test pressure is 235 lbs. minimum.  
Charge is 12 oz. of Freon 12.  
Capacity is 2050 B.T.U./Hr.  
1/4 H.P. 115 V. 60 cycle single phase.

The Models V92 (single flavor), VS92 (3 flavors), VA144 (single flavors), and VSA 144 (3 flavors) are identical in styling and refrigeration. The capacity is either 92 or 144 bottles and controls this overall height of the machines. The items differing are the number of vending motors and relays (one is provided for each floor). All are designed for coin-vending of refrigerated glass bottles and are of square cabinet styling.

The Refrigeration Unit consists of the following:

## Model VT 25 (BM 3108-1)

Low side test pressure is 140 lbs. min.  
High side test pressure is 235 lbs. min.  
Charge is 12 oz. of Freon 12.  
Capacity is 2050 B.T.U./Hr.  
1/4 H.P. 115V 60 cycle single phase.

The Model V216 (single flavor), round cabinet styling, is a coin-vending, electrically operated vendor for refrigerated glass bottles. The capacity is 216 bottles.

The Refrigeration Unit consists of the following:

## Model VT7 (Tecumseh) or VK7 (Kelvinator)

Low side test pressure is 140 lbs. min.  
High side test pressure is 235 lbs. min.  
Charge is Freon 12 (VT7 = 12 oz.) (VK7 = 13 oz.)  
Capacity is (VT7 = 3200 B.T.U.) (VK7 = 2380 B.T.U.)  
VT7 is 1/3 H.P. 115V. 60 cycle single phase.  
VK7 is 1/4 H.P. 115V. 60 cycle single phase.

The Models VA 216 (single flavor), VSA216 (4 flavors) and VSB216 (3 flavors) are identical in styling, refrigeration and bottle capacity (216 bottles). The items differing are the number of vending motors and the number of relays (one is provided for each flavor). All are designed for coin-vending of refrigerated glass bottles and are of square cabinet styling.

The Refrigeration Unit consists of the following:

## Model VT27

Low side test pressure is 140 lbs. min.  
High side test pressure is 235 lbs. min.  
Charge is 14 oz. Freon 12.  
Capacity is 3200 B.T.U./Hr.  
1/3 H.P. 115V. 60 cycle single phase.

INSPECTION AND TEST: The details of construction were examined by Ass't. Architect T. W. Farricker.

All machines have been tested and approved by Commercial Standards Association.

Models V92, V144, VA216, VAS215 and VSB216 are now under test at Underwriters' Laboratories, all others have been tested and approved by Underwriters' Laboratories.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Vendo, Models, V23, V44, V80, V92, V144 and V216, for use in New York City under the provisions of Section C26-191.0 and Chapter 19, Article 18 Administrative Code, on condition that the appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 29-60-SA" and further, that all electrical work shall comply with the requirements of the Electrical Code of the City of New York.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 79-60-SM

APPLICANT—J. A. Bergren for The Kawneer Company, owner.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

79-60-SM—The Kawneer Co., Niles, Michigan, filed for approval of the material known as ZOURITE under the provisions of the Veneering Rules of the Board.

USE: Exterior Veneering Material.

DESCRIPTION: The material ZOURITE is either Narrow Face Profile or Bold Face Profile. The Bold Face is in strips 5 7/16", 6" or 12" wide and the Narrow Face 2 1/8", 3 3/4", 4 1/4" or 8 1/2" wide and all sections are 0.050 inches in thickness and are manufactured of aluminum.

INSPECTION AND TEST: Inspection of the material on the Port Authority Bus Depot, 40th Street and 8th Avenue was made by Ass't. Engr. J. A. Darts. A sample of the material was tested and was found to be incombustible under Section C26-88.0 Administrative Building Code.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as ZOURITE; Narrow Face Profile and for Bold Face Profile for voluntary use as an incombustible veneering material in New York City when installed in accordance with the requirements of the Veneering Rules of the Board and further all cartons or wrappings in which the material is marketed shall be stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 79-60-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.



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## 133-60-SM

APPLICANT—The Vermiculite Assn., Incorporated, for Vermiculite Industrial Corporation, owner; William S. Elliott, agent.

### APPEARANCES—

For Applicant: Abraham Bramson and William S. Elliott.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 133-60-SM—The Vermiculite Association, Inc., for Vermiculite Industrial Corp., Port Newark, New Jersey, filed for approval of the material known as V.I.C. Brand Vermiculite Gypsum Plaster under the provisions of Sections C26-239.0, C26-600.0 through C26-603.0 and C26-615.0 Administrative Building Code.

USE: The material is to be used as a short span fire resistive ceiling.

DESCRIPTION: The vermiculite itself has been approved by the Board under Calendar Number 70-53-SM and the use of this material with gypsum, in conjunction with metal lath, forms a three hour short span fire resistive ceiling.

The lath is attached to the lower flanges of the supporting beams or joists which are spaced at a maximum of 30 inches on center. The plaster is then applied in three coats to the lath. The first coat is a mix of 100 lbs. of gypsum to 2 cubic ft. of vermiculite, the second coat is a mix of 100 lbs. of gypsum to 3 cu. ft. of vermiculite and the third coat 100 lbs. of gypsum to 1 cu. ft. of vermiculite. The overall thickness of plaster is 1 inch.

INSPECTION AND TEST: A ceiling constructed as herein described with the lath directly attached to the lower flanges of the beam was tested in accordance with the requirements of Sections C26-600.0 through C26-603.0 Administrative Building Code at the Thompson and Lichtner Co., Inc., Laboratory, Boston, Mass. The ceiling successfully met the requirements of a short span 3 hour fire resistive ceiling. The complete report is on file with and is part of the record.

RECOMMENDATION: On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as V.I.C. Brand Vermiculite Gypsum Plaster of a mix as herein described for use as a short span fire resistive ceiling when the plaster is applied to 3.4 lb. diamond mesh lath which is attached directly to the lower flanges of the joists or beams. The Committee further recommends that the spacing of the joists, beams or girders shall not be spaced more than 30 inches on centers and the use of this type of construction shall be limited in Class I construction to the provisions of Section C26-615.0 Administrative Building Code; namely that this ceiling may be used in areas of twenty-five hundred (2500) square feet or less provided such areas are completely firestopped and further that all plans submitted to the Department of Buildings showing the proposed use of such construction shall be marked "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 133-60-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 134-60-SM

APPLICANT—The Vermiculite Assn., Incorporated for Coralux Perlite Corporation, owner; The Vermiculite Assn., Incorporated, agent.

### APPEARANCES—

For Applicant: William A. Burr and William S. Elliott.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 134-60-SM—The Vermiculite Association, Inc., for Coralux Perlite Corp., Metuchen, New Jersey, filed for approval of the material known as Schundler Vermiculite Plaster under the provisions of Sections C26-239.0, C26-600.0 through C26-603.0 and C26-615.0 Administrative Building Code.

USE: The material is to be used as a short span fire resistive ceiling.

DESCRIPTION: The vermiculite itself was approved by the Board under Calendar Number 16-51-SM and the use of this material with gypsum, in conjunction with metal lath, forms a three hour short span fire resistive ceiling.

The lath is attached to the lower flanges of the supporting beams or joists which are spaced at a maximum of 30 inches on center. The plaster is then applied in three coats to the lath. The first coat is a mix of 100 lbs. of gypsum to 2 cubic ft. of vermiculite, the second coat is a mix of 100 lbs. of gypsum to 3 cu. ft. of vermiculite and the third coat 100 lbs. of gypsum to 1 cu. ft. of vermiculite. The overall thickness of plaster is 1 inch.

INSPECTION AND TEST: A ceiling constructed as herein described with the lath directly attached to the lower flanges of the beam was tested in accordance with the requirements of Sections C26-600.0 through C26-603.0 Administrative Building Code at the Thompson and Lichtner Co., Inc. Laboratory, Boston, Mass. The ceiling successfully met the requirements of a short span 3 hour fire resistive ceiling. The complete report is on file with and is part of the record.

RECOMMENDATION: On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Schundler Vermiculite Plaster of a mix as herein described for use as a short span fire resistive ceiling when the plaster is applied to 3.4 lb. diamond mesh lath which is attached directly to the lower flanges of the joists or beams. The Committee further recommends that the spacing of the joists, beams or girders shall not be spaced more than 30 inches on centers and the use of this type of construction shall be limited in Class I construction to the provisions of Section C26-615.0 Administrative Building Code; namely that this ceiling may be used in areas of twenty-five hundred (2500) square feet or less provided such areas are completely firestopped and further that all plans submitted to the Department of Buildings showing the proposed use of such construction shall be marked "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 134-60-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.



# MINUTES

## 280-60-SA

APPLICANT—Thomas J. Scott, agent, Bethlehem Apparatus Company, Incorporated, owner.

### APPEARANCES—

For Applicant: Thomas J. Scott.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

280-60-SA—Thomas J. Scott for Bethlehem Apparatus Company, Inc., Helertown, Pa., filed for approval of the appliance known as Bethlehem Bench Burner under the provisions of Section C19-93.0 Administrative Code.

USE: A glass working torch.

DESCRIPTION: The Bethlehem Bench Burner is designed to burn a combustible gas with oxygen.

The burner tube is of brass and is provided with six radiation fins for air cooling. The burner head is drilled with concentric holes and designed to obtain surface mixing of the gases fed to the burner head through two sets of brass needle valves. One set of needle valves controls flow of gases to an inner circle of ports in the burner head to allow a central flame which can be varied from a sharp needle point to a long jet able to work hard glass up to 35 mm. in diameter. The other set of needle valves controls flow of gases to the outer ring of ports permitting a larger outer-flame. Using both flames, quartz up to 25 mm. or hard glass up to 100 mm. in diameter can be worked with low pressure city gas. Hydrogen in used as the combustible gas for working larger size quartz.

The burner operates on a gas pressure of less than 1 lb. per sq. in. with oxygen pressure of approximately 3 lbs. per sq. in. The burner is supplied through a single pair of hoses.

The burner base is drilled so that it may be secured to a work bench. A friction gear is provided for adjustment of elevation of the burner tube.

INSPECTION AND TEST: A burner of this type was inspected at Metro Industries, 11-38 31st Avenue, Queens. Present were Ass't Engr. G. F. Sklenarik and Mr. T. J. Scott.

The burner functioned satisfactorily throughout its range and did not flashback at very low gas pressure. It was noted that the gas control needle valves are of packless design.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Bethlehem Bench Burner for use in New York City in accordance with the provisions of Section C19-93.0 Administrative Code and the requirements of the Fire Commissioner provided that each burner shall bear a label, permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 280-60-S.A."

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 332-60-SA

APPLICANT—White Products Corporation, owner; Irwin I. Platsky, agent.

### APPEARANCES—

For Applicant: Irwin I. Platsky.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

332-60-SA—White Products Corporation, Middleville, Michigan, filed for approval of the appliance known as White Gas Fired Domestic Water Heaters. Standard, Custom and De-Luxe Models under the provisions of Article 12 Chapter 26 Administrative Building Code. These water heaters will also be marketed under their other trade names of Security, Parade, Flamingo and Lafayette.

USE: Domestic type hot water heaters.

DESCRIPTION: These water heaters are floor type vertical tank units made up with a single port round head burner with safety pilot, galvanized or glass lined water tank, glass fibre insulation and an outer jacket finished in enamel. A thermostat is provided to regulate water temperature from 120°F to 160°F. The tanks are tested to 300 psi and each unit is made with a 3 inch flue connection.

The standard models are made with either a galvanized or glass lined tank. The deluxe and custom models have glass lined tanks and in addition are equipped with a magnesium anode for added corrosion protection. All models are available in 20, 30, 40 and 50 gallon sizes.

The capacities of the various water heaters are as follows:

| Model       | Tank Size | BTU input/hr. | Recovery GPH<br>100°F Rise |
|-------------|-----------|---------------|----------------------------|
| Standard    |           |               |                            |
| 20S         | 20        | 20,000        | 16.8                       |
| 30S Hi-Line | 30        | 30,000        | 25.2                       |
| 30S         | 30        | 30,000        | 25.2                       |
| 40S         | 40        | 35,000        | 27.7                       |
| S40S Short  | 40        | 35,000        | 29.4                       |
| 50S         | 50        | 35,000        | 29.4                       |
| Custom      |           |               |                            |
| 20C         | 20        | 20,000        | 16.8                       |
| 30C Hi-Line | 30        | 30,000        | 25.2                       |
| 30C         | 30        | 30,000        | 25.2                       |
| 40C         | 40        | 33,000        | 27.7                       |
| S40C Short  | 40        | 35,000        | 29.4                       |
| 50C         | 50        | 50,000        | 42.0                       |
| DeLuxe      |           |               |                            |
| 20D         | 20        | 25,000        | 21.0                       |
| 30D Hi-Line | 30        | 36,000        | 30.3                       |
| 30D         | 30        | 32,500        | 27.3                       |
| 40D         | 40        | 38,500        | 32.4                       |
| S40D Short  | 40        | 38,500        | 32.4                       |
| 50D         | 50        | 50,000        | 40.0                       |

INSPECTION AND TEST: All data was examined by Ass't Engr. G. F. Sklenarik.

These heaters have been tested and approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as White Gas Fired Domestic Water Heaters. Standard, Custom and De-Luxe Models also marketed under the trade names Security, Parade, Flamingo and Lafayette for use in New York City under the provisions of Article 12 Chapter 26 Administrative Building Code provided that each water heater shall bear a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 332-60-SA."

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.



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## 388-60-SM

APPLICANT—United States Gypsum Company, owner—  
additional model of construction and fire resistive ratings.  
APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
388-60-SM—The United States Gypsum Company requested reopening and amendment of the resolution adopted July 6, 1960 to approve additional method of construction and fire resistive ratings—fireproofing plaster.

USE: Fire resistive rated floor or roof, and ceiling construction and beam protection.

DESCRIPTION: The USG Red Top Firecode Fireproofing Plaster, Type D, previously approved, is a plaster, machine applied direct to metal lath or to steel surfaces without primer or adhesive. It is made of gypsum plaster, fire resistive aggregate, asbestos fibers and chemical additives to stabilize the set and bond.

INSPECTION AND TEST: A floor or roof and ceiling construction and beam protection assembly was tested at the Underwriters' Laboratory and is recorded in Report Retardant 4142-4 tested in accordance with ASTM Designation E-119.

The test assembly consisted of steel form units listed by the Underwriters' Laboratory consisting of 2 corrugated sections to one cellular corrugated section. Electric header ducts and junction boxes were included. 2½" of concrete and reinforcement were placed on top of the steel form units.

¾" of USG Firecode Fireproofing Plaster, Type D, was Machine Applied to the underside of the steel form units, following the contour of the units.

Under the Electric Junction Boxes and Electric Header Ducts the USG Firecode Fireproofing Plaster, Type D, was applied to a total thickness of 1 ⅞" for a width of 7" on each side of the center line of the Electric Header Ducts.

One supporting beam was spray coated with USG Firecode Fireproofing Plaster, Type D, following the contour of the beam to a total thickness of 1 ½".

The other supporting beam was wrapped by loops of #9 W & M gauge galvanized wire spaced 12" and 18" on centers. To these loops was wire tied 3.4 lbs. per square yard Metal Lath. To this was applied by Machine USG Firecode Fireproofing Plaster, Type D, to a total thickness of 1".

The applied load stressed the floor to 19,600 psi and the beams to 20,000 psi.

The steel form floor or roof and ceiling construction failed by the average temperature of the unexposed surface reaching the limiting temperature at three hours and thirty one minutes.

It is rated 3 hour by U. L.

The two beams were fully loaded and supported the loads throughout the test which was continued for 245 minutes. The two beams are each rated 4 hours by U. L.

Copies of the Underwriters' Laboratory Report Retardant 4142-4 are in the file and are part of the record.

RECOMMENDATION: On the basis of the data submitted and tests conducted, the Committee on Test recommends that a steel form unit floor or roof and ceiling construction consisting of corrugated steel forms and corrugated steel forms with cellular units with 2½" of concrete topping, electric header ducts and junction boxes and protected on the underside with ¾" of USG Firecode Fireproofing Plaster, Type D, applied direct without preliminary primer or adhesive, the plaster following the contour of the

corrugations, and the electric header ducts and electric junction boxes protected on the underside with 1 ⅞" of USG Firecode Fireproofing Plaster, Type D, for a distance of 7" on each side of the center line of the junction boxes, be approved as a 3 hour incombustible fire rated floor or roof and ceiling construction.

The Committee on Test also recommends that a steel beam lathed with 3.4 lbs. per square yard Metal Lath wire tied to loops of #9 W & M gauge wire spaced 12 to 18" on centers and spray coated with USG Firecode Fireproofing Plaster, Type D, to a total thickness of 1" be approved as a 4 hour incombustible beam.

The Committee on Test also recommends that a steel beam to which 1½" of USG Firecode Fireproofing Plaster, Type D, has been spray applied without adhesive or primer following the contour of the beam be approved as a 4 hour incombustible beam.

The Committee on Test also recommends that in view of the adoption by the Board of Calendar Number 521-60-GR on September 16, 1960, that the steel beam, stressed to 21,600 psi, and protected with 1¾" of USG Firecode Fireproofing Plaster, Type D, following the contour of the beam reported in Retardant Report 4142-3 and rated 4 hour by the Underwriters' Laboratory, but approved for 3 hours by the Board under the former Code, be now approved as 4 hour incombustible beam.

The Committee on Test also recommends that the above approvals are subject to the provisions of the resolution adopted on July 6, 1960, under Calendar Number 388-60-SM.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 439-60-SM

APPLICANT—Owens-Corning Fiberglas Corporation,  
owner; R. S. Ringwalt, agent.

### APPEARANCES—

For Applicant: Richard Ringwalt.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
439-60-SM—Owens-Corning Fiberglas Corp. filed for approval of the Owens-Corning Fiberglas Acousti-Flo System under the provisions of Section C26-461.0 Administrative Building Code.

USE: A combination suspended ceiling and air diffusion system.

DESCRIPTION: The system consists of the following basic parts: Bar, Duct, Jacket, Damper and Bar Cap. The bar supports the duct and the suspended ceiling and also distributes the air along its length; it is a semi-hollow aluminum extrusion 15'-0" long and is hung from the structure or floor above by means of approved hangers. A sliding hanger clip supports the bar and also provides a means for leveling the bar. The duct is a fiberglas duct, 6'-0" long in section and the inside diameter ranges from 0'-4" to 1'-2"; the wall thickness is ¾" for the 0'-4" through 0'-10" and 1" for 12" to 1'-2" ducts. The jacket is an aluminum sheet 0.012" thick fitted with turned up flanges on both longitudinal edges that snap into the lips on the bar and the end joints are lapped. The damper is an extruded aluminum channel installed with the bar and it controls the air flow



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from the duct to the bar. Screwdriver slots in the supporting damper bolts allow for adjustment of air flow. The bar cap is a perforated, rolled aluminum section which snaps on the bar and it is through this cap that the air flows to the space below.

**INSPECTION AND TEST:** A sample installation was inspected by Ass't. Engr. J. A. Darts at 717 Fifth Avenue and it was noted that the weight of the system ranges from 2.3 lbs. per lin. ft. for the smallest diameter duct to 4.5 lbs. per lin. ft. for the largest diameter duct.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as Owens-Corning Fiberglas Acousti-Flo System for voluntary use in New York City under the provisions of Section C26-191.0 Administrative Building Code as an incombustible acoustical ceiling as having met the requirements of Section C26-88.0 Administrative Building Code on condition that the hangers supporting this system shall comply with the requirements of Section C26-461.0 Administrative Building Code and that all cartons in which the material is marketed shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 439-60-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 445-60-SM

**APPLICANT**—Mastro Plastics Corporation, owner; C. A. McGinnis, agent.

**APPEARANCES**—

For Applicant: Charles A. McGinnis.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Commissioner Fox and Commissioner Becker ..... 3

Negative: Vice Chairman Kleinert..... 1

Absent: Commissioner Sleeper..... 1

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

445-60-SM—Mastro Plastics Corp., Bronx, New York, filed for approval of the material known as Tri-Bond Mosaic under the provisions of Section C26-667.0 Administrative Building Code.

**USE:** Interior Veneering material.

**DESCRIPTION:** The Tri-Bond Mosaics are polystyrene plastic tiles,  $1\frac{1}{16}$ " x  $1\frac{1}{16}$ ". The individual tiles are fused to a specially treated muslin backing, with approximately  $\frac{1}{16}$ " between tiles, to form a panel 16" x 16" x  $\frac{1}{20}$ ". Two accessory products are used with the mosaic; Tri-Bond Plastic Tile Mastic for adhering the tile to the surface and Tri-Bond Filler Compound. The tile mastic was approved by the Board under Calendar Number 266-58-SM for use of this nature. The filler is a cementitious, inert powder, which, when mixed with water is used as a grout to fill in between the individual tiles.

In application, the mastic is applied to the wall and then spread with a notched trowel. Sheets of the mosaic are then applied with the muslin side to the adhesive and becomes attached to the wall. The filler compound is mixed with water and then spread on the surface of the tile and into the joints. The excess is then wiped off the tile surface.

**INSPECTION AND TEST:** A sample of the mosaic was examined by Ass't. Engr. J. A. Darts and the overall thickness was found to be  $\frac{1}{20}$ ".

**RECOMMENDATION:** The Committee on Test recom-

mends the approval of the material known as Tri-Bond Mosaic for voluntary use in New York City as an interior veneering material under the provisions of Section C26-667.o.b. Administrative Building Code, on condition that the packaging in which the material is marketed shall be stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 445-60-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 603-54-SM

**APPLICANT**—Edward S. Klausner, owner; Martin Isaacs, Agent.

**SUBJECT**—Application July 12, 1954—K-System of concrete construction, approval of.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application withdrawn at the request of the applicant.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## 824-39-SM

**APPLICANT**—Sika Chemical Corp., owner—use of Plasti-ment Liquid.

**APPEARANCES**—

For Applicant: Aldo Martinetti.

**ACTION OF BOARD**—Referred back to Engineer.

## 272-60-A

**APPLICANT**—S. Walter Katz for Rupeg Realty Corp., owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Sections 211 and 231, Subdivisions 1 and 2, Multiple Dwelling—re height and means of egress.

**PREMISES AFFECTED**—204-210 East 53rd Street, south side, 80 feet east of 3rd Avenue, Block 1326, Lots 44 and 145, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Peter S. Gluck.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board on June 21, 1960, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 21, 1960, by adding thereto:

"that in the event the owner desires to make certain changes in arrangement and design, such changes shall be permitted, substantially as shown on revised drawings marked 'Received October 11, 1960,' six (6) sheets, *on condition* that the penthouse apartment shall be provided with direct access to the main stairway; and that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. 193/59)



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384-60-A

APPLICANT—H. Herbert Lilien and Clarence Lilien and Sons for Pauline Greenberg, owner.

SUBJECT—Application May 18, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34, sub. 6 re—janitor's cellar apartment to be rental apartment.

PREMISES AFFECTED—374 Wadsworth Avenue, north side, 469 feet east of West 190th Street, Block 2170, Lot 260, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 6, 1960 on Alt. Applic. 438-60, reads:

"A-1 Reconsideration requested that the present janitors apartment be acceptable as a rental apartment. (Note: Janitor occupies an apartment on the 1st floor.)"  
Denied. Contrary to Section 346 M.D. Law.

and

WHEREAS, the applicant states that the building is 113 feet 2 inches by 85 feet in area, located in residence use, B area, class 1¼ height district, built in 1910, now used and occupied since before 1945: Cellar—1 apartment, boiler room, storage and tenants' laundry; 1st floor—6 apartments; 2nd to 6th floors—7 apartments each floor; substantially in accordance with Certificate of Occupancy 442485, issued April 15, 1954 against Alt. Applic. 634-51; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the intent to legalize the present apartment facing on the yard and rear courts, in the cellar of the building to a rental apartment; that the apartment is the legal janitor's apartment with the required legal room windows facing on the yard; that the present owner has evidence that this apartment has been occupied by a rent paying tenant for more than 15 years; that the janitor occupies an apartment on the 1st floor of this building; that more than ample light and ventilation is provided this apartment because the buildings to the rear face on Wadsworth Terrace which is about 50 feet below the yard level adjoining the apartment in question; that the building noted "X" is about 2½ stories above the yard and the building noted "Y" is about 1½ stories above said yard; that if this building was erected under the present Multiple Dwelling Law, Section 34(2) would permit any number of rental apartments in said cellar; that this apartment meets all the standards of the Multiple Dwelling Law; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 438-60, Objection No. A-1, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, with the provision that the conditions at the building remain substantially as they are now and *on condition* that the building shall conform to drawings filed with this appeal dated May 18, 1960, 3 sheets; and that a new certificate of occupancy shall be obtained.

401-60-A

APPLICANT—De Rose and Cavalieri for Tri-Builders Holding Corporation, owner.

SUBJECT—Application May 24, 1960—appeal from a decision of the Borough Superintendent re egress.

PREMISES AFFECTED—400 A East 118th Street, south side, 75 feet east of 1st Avenue, Block 1711, Lot 145, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavalieri.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 11, 1960 on Alt. Applic. 2028-59, reads:

"Provide a req'd means of egress as per Sect. 270 of Labor Law."

and

WHEREAS, the applicant states that the building is 18 feet 8 inches by 75 feet 11½ inches in area, 3 stories, 35 feet high, of class 3 construction, located in business use, B area, class 1½ height district, built in 1890, now used and occupied since March 1959: 1st floor—5 car garage; 2nd floor—office and factory, 18 persons; 3rd floor—office and factory, 5 persons; that the legal occupancy in accordance with Certificate of Occupancy No. 29598, issued January 11, 1943 Against Alt. Applic. 1271-42: 1st story—boiler room and 5 car garage; 2nd story—office and storage, 6 persons; 3rd story—offices, 9 persons; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the building, 1st floor to roof has an iron stair 3 feet 1½ inches wide, 2 feet 10 inches clear between wall and rail with treads and risers as noted on plan, stair enclosed in one hour partition with 1 hour fireproof self-closing doors at stairhall; that to be relieved of complying with Section 270 of the Labor Law; that it is proposed to erect a fire escape with 45 degree counterbalance stair at front wall of building to serve as secondary means of egress; that building has no cellar; that ceilings of 1st floor, 2nd and 3rd stories are plastered, metal lath and cement plaster; that the floor area including stair and toilets is less than 1233 square feet; that the floor occupancy of 2nd floor is to be for 18 persons and 3rd floor for 5 persons; that the stairs start at street level and continue to roof and are of incombustible material, enclosed in a fire retarded partition; that if the factory occupancy existed as of July 1st, 1948 there would be no objection to the proposed secondary means of egress; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 2028-59, and that the appeal be and it hereby is *granted, on condition* that the building shall conform to drawings filed with this appeal dated October 31, 1960, 3 sheets; that no part of the building shall be operated as a saw or planing mill; that the percentage of area devoted to manufacturing shall not exceed that permitted in a business district; and that a new certificate of occupancy shall be obtained.

411-60-A

APPLICANT—Paul D. Gilbert for Lillian Kimmel, owner.

SUBJECT—Application May 26, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34, subdivision 6(a) of the Multiple Dwelling Law—re cellar apartment.

PREMISES AFFECTED—110 Lenox Road and 2033-2097 Bedford Avenue, southeast corner, Block 5084, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul D. Gilbert.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1



# MINUTES

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 23, 1960 on Alt. Applic. 3654-59, reads:

"4. The use of janitor's apt. by rent paying tenant is contrary to Sec. 34 Sub. 6(a) as the rooms do not ventilate on an open space 30'-0" in its least dimension."

and

WHEREAS, the applicant states that the building is 104 feet by 114 feet 2 inches in area, 6 stories, 63 feet 11 inches high, of class 3 construction, located in residence use, C area, class 1¼ height district, built in 1930, now used and occupied since October 30, 1931: cellar—1 rent paying apartment and ordinary; 1st floor—1 superintendent's apartment and 6 rent paying apartments; 2nd to 6th floors—8 rent paying apartments; substantially in accordance with Certificate of Occupancy No. 63756 issued April 30, 1931 against N.B. Applic. 9050-30; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the owner wishes to obtain a "rent paying category" for the cellar apartment; that the cellar apartment is located in the southern portion of the cellar fronting on Bedford Avenue and a 10 feet ½ inch side yard; that the height of the apartment floor to ceiling is 9 feet 1 inch; that there are 5 existing windows, 2 feet 6 inches by 6 feet; that there is an existing bathroom window 3 feet by 2 feet 6 inches; that the apartment has a foyer, ample sized rooms and closets, excellent livability and privacy; that the present tenant is happy and satisfied and does not wish to move; that the superintendent occupies an apartment in the same building on the 1st floor; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 3654-59, Objection No. 4, dated May 23, 1960, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, on condition that the building shall conform to drawings filed with this appeal dated May 26, 1960, 3 sheets; on the further condition that the northerly face of the retaining wall at the south lot line shall be painted white to its full height; that the granting for this appeal shall be in effect so long as conditions remain unchanged; and that a new certificate of occupancy shall be obtained.

## 432-60-A

APPLICANT—Carl H. Salminen for Hubert Staimer, owner; Helen and Harold Stone, owners under option.  
SUBJECT—Application June 2, 1960—Appeal from a decision of the Borough Superintendent re—frame building frame wall.

PREMISES AFFECTED—136-45 37th Avenue, north side, 425.31 feet east of Main Street, Block 4977, Lot 90, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Carl H. Salminen.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox, and Commissioner Becker..... 4

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 4, 1960 on Alt. Applic. 545-60, reads:

"1. The proposed use of a frame bldg. for business purposes is contrary to 4.1.3 Bldg. Code.

2. Frame wall less than 3 ft. from lot line must be brick filled for veneered in accordance with rules of board 4.1.3 B.C."

and

WHEREAS, the applicant states that the building is 28 feet 7 inches by 34 feet ¾ inch in area, 3 stories, 28 feet 3 inches

high, of class 4 construction, located in retail use, B area, class 1 height district, built approximately in 1895; that the proposed use and occupancy will be: cellar—boiler and storage; 1st floor—store, 4 persons; 2nd floor—offices, kitchenette, rest rooms and storage, 8 persons; attic—to be unoccupied; and

WHEREAS, the applicant states that the premises are improved with a 3 story frame dwelling in front of the property; that no records are available in the Department of Buildings; that there is also a one car garage located in the rear, 80 feet from the front property line; that the present owner took option on June 15, 1959, to purchase the property; that the store on the 1st floor is presently used by the previous owner as a dressmaking establishment, hiring 2 employees, and lives alone in the 1st floor apartment; that the 2nd and 3rd floors are vacant; that the owner under option has surveyed the local business area very carefully wherein the New York Telephone Company would permit a "telephone answering service"; that the only structure that he could purchase which would net him a fair return on his investment is the building subject to this appeal; that if the variance were granted by the Board, the owner would remodel the existing building by removing the center wooden staircase, the partition indicated dotted on the plans, and the existing show-window construction, and provide for new steel stairs to the 2nd floor area on the east side of the building and provide new display windows with masonry construction; that he intends to partition the 2nd floor into offices, kitchenette, women's rest room and toilets for the sole use as a telephone answering service; that when the modernization work has been completed, the owner would lease the 1st floor facilities back to the previous owner in the needlework trade, or to a suitable tenant permitted in the retail use district; that this location has been inspected by the engineers of the New York Telephone Company and they have approved the location and maintain that the construction will sustain the loads of their switchboard equipment; that the owner will abide by any decisions of the Board as to exit requirements and fire safety of the occupants; that as to Item 2 of the decision of the Borough Superintendent, the owner would comply by brick-filling between the studs with 4 inch of masonry laid in cement or concrete fill—any frame wall which is within 3 feet of the adjoining property line, to comply with Article IV, Section 4.1.3 of the Administrative Building Code; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 545-60, Objections No. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 485-60-A

APPLICANT—Dominick Salvati & Son for Angelina Salerno, owner.

SUBJECT—Application June 22, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 56, subdivision 1 of the Multiple Dwelling Law re—frame building.

PREMISES AFFECTED—3521 Avenue L, northwest corner of East 36th Street, Block 7635, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Appeal Dismissed.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 7, 1960 on Alt. Applic. 1589-60, reads:

"1. The Conversion of a frame building to a con-



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verted dwelling to be used by 3 families is contrary to Sec. 56 sub 1." and

WHEREAS, the applicant states that the building is 27 feet by 71 feet in area, 2 stories, 28 feet high, of class 4 construction located in residence use, D area, class 1 height district, built in 1924, now used and occupied since 1924: cellar—boiler, laundry and recreation room; 1st floor—one family; 2nd floor—one family; substantially in accordance with Certificate of Occupancy #29554 issued October 23, 1924; that the proposed use and occupancy will be: cellar—boiler, laundry and recreation room; 1st floor—one family; 2nd floor—two families; and

WHEREAS, the applicant states that the exterior walls are veneered with 4 inch brick; that the building is roofed with clay tile; that the owner lives in the 7 room apartment on the 1st floor; that the 8 room apartment on the 2nd floor has been vacant for a number of months, due to the extreme difficulty of finding a tenant; that some parties who could use a large apartment are not financially able to accept the rooms; that many who could afford the apartment, objected to the work that would be involved in keeping 8 rooms in a clean and orderly condition; that with the need for apartments still in demand the owner feels that if she were permitted to create 2 apartments on the 2nd floor, she would be providing apartments for 2 parties who desire housing in the neighborhood and would solve the dilemma she now finds herself in; and

WHEREAS, this appeal was filed pursuant to Section 310 of the Multiple Dwelling Law for a variation of Section 56; and

WHEREAS, the Board has no jurisdiction to act on this appeal under Section 310 of the Multiple Dwelling Law.

*Resolved*, that the Board of Standards and Appeals does hereby *dismiss* the appeal for lack of jurisdiction under Section 310 of the Multiple Dwelling Law.

## 490-60-A

APPLICANT—Sidney H. Kitzler for Quentin Associates, owner; Pincus Decorators Incorporated, lessee.

SUBJECT—Application June 23, 1960—Appeal from a decision of the Borough Superintendent, re-marquee.

PREMISES AFFECTED—1201-1211 Quentin Road and 1673-1683 East 12th Street, northeast corner, Block 6775, Lot 43, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1960, on B.N. Applic. 2919-60, reads:

"1—Remove existing marquee as required under Sec. 2-4-1-4-8(g) Sub. 6. of the Adm. Code."

and

WHEREAS, the applicant states that the building is 104 feet 9 inches by 100 feet in area, 2 stories, 24 feet high, of class 3 construction, located in business use, C area, class 1½ height district, built in 1936; now used and occupied since 1953: cellar—ordinary; 1st floor—stores, 20 persons; 2nd floor—manufacturing household furnishings, 20 persons, and day center for older people, 300 persons; and

WHEREAS, the applicant states that the Certificate of Occupancy #164149 is now in force affecting the front portion of the building and provides that the 1st floor be occupied for stores and the 2nd floor for a Council Day Camp for older people of the Golden Age Club; that Certificate of Occupancy #135562 is now in force affecting the rear portion of the building and provides for the 1st floor to be occupied as a store and the 2nd floor for the manufacturing of household furnishings; that one of the stores in the front portion of the building is connected with the store in the

rear portion of the building by a large opening; that a marquee was erected in conjunction with a new theatre building under Permit No. N.B.3503-36 and for which Certificate of Occupancy #80433 was issued on December 11, 1936; that the Department of Buildings issued permits to construct, erect and/or maintain the marquee in front of the premises, 1211 Quentin Road, one of which permits #B 379, for which a \$10 fee was paid, and dated February 10, 1953, is filed; that the Department of Buildings has also issued yearly permits for an illuminated sign attached to the marquee; that subsequent to December 31, 1953, the Department of Buildings issued only one permit, an "Illuminated Sign" permit and did not require the renewal of the marquee permit, because the Department considered the "Illuminated Sign" permit covered both the sign and the marquee, to which it was attached; and

WHEREAS, the applicant contends that before the owner of this building proceeded with the alterations in 1953, Pincus Decorators, Inc., was a prospective tenant for over 10,000 square feet on the 1st and 2nd floors, on condition that the marquee remain; that at that time, the owner expended approximately \$35,000 to complete the alterations, and Pincus Decorators, Inc., then occupied its space on both floors of the building; that the space occupied on the 2nd floor is a factory in conjunction with showroom on the 1st floor; that Pincus Decorators, Inc., does not manufacture any goods to ship or sell to other dealers or other decorating firms; that the business conducted by Pincus Decorators, Inc., on the 1st floor of this building is a very large, well established and semi-public business due to the fact that the entire space occupied by them which is about 6,500 square feet in area, is solely and exclusively a showroom with booths and display areas exhibiting samples and combinations of samples of all types of interior home decorations, furnishings and decorative furniture; and

WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, dated June 22, 1960, acting on B.N. Applic. 2919-60, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, on condition that the building shall conform to drawings filed with this appeal dated June 23, 1960, 3 sheets; that the use of the marquee shall be permitted under this resolution only so long as the present tenancy exists; and that all other laws, rules and regulations applicable shall be complied with.

## 506-60-A

APPLICANT—George Fuchs for Neptune Meter Company, owner.

SUBJECT—Application July 5, 1960—Appeal from a decision of the Borough Superintendent re—standpipe.

PREMISES AFFECTED—55-30 46th Street, west side, 100 feet south of 55th Avenue, Block 2539, Lot 27, Maspeth, Borough of Queens.

### APPEARANCES—

For Applicant: George Fuchs and Harold P. Rounds.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 8, 1960 on N.B. Applic. 562-60, reads:

"1. Provide a standpipe as required under 16.1.1 Bldg. Code."

and

WHEREAS, the applicant states that the proposed building is 280 feet by 180 feet in area, 1 story, 80 feet 3 inches high, of class 1 construction, located in unrestricted use, B area, class 1½ height district, to be used and occupied as follows: 1st floor—foundry and locker room, 93 persons; mezzanine—offices and cafeteria, 27 persons; and

WHEREAS, the applicant states that the requirement that



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a standpipe be installed is based on the fact that the tower is over 75 feet in height and therefore the building is required to have a standpipe; that the tower is of class one construction 20 feet by 50 feet in area, and houses the sand bins for the foundry; that there are no floors within the tower except for steel checkered plate service platforms which can be reached by a steel service stair within the tower; that there will be no permanent human occupancy within this tower; that a voluntary sprinkler system is to be installed in all areas in the building where there might be a fire hazard, such as locker rooms, offices, pattern shop, storage rooms, boiler rooms, cafeteria and laboratory; that this is a one story and mezzanine fireproof building and that the building has not been designed for a standpipe system, it is respectfully requested that permission be granted to omit the standpipe.

*Resolved*, that the decision of the Borough Superintendent, dated June 8, 1960, acting on N.B. Applic. 562-60, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, on condition that the building shall conform to drawings filed with this appeal dated July 5, 1960, 6 sheets and that a sprinkler system shall be installed in locker rooms, offices, pattern shop, storage rooms, cafeteria and laboratory; that all laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy shall be obtained.

## 004-55-A—Vol. II

APPLICANT—Hadyn H. Craigwell for Mitchell-Royal Post 1095, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent—re frame building, use as meeting room on 2nd floor; previously dismissed.

PREMISES AFFECTED—1081 Boston Road, west side, 137.6 feet south of East 166th Street, Block 2607, Lot 67, Borough of The Bronx.

APPEARANCES—

For Applicant: H. H. Craigwell.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## 1-59-A—Vol. II

APPLICANT—Lama, Proskauer and Prober for Abraham and Straus, owner.

SUBJECT—Application reopened September 13, 1960 as Volume II—appeal from a decision of the Borough Superintendent, re-Class I construction, Live load, Framework.

PREMISES AFFECTED—1-31 Hoyt Street, northeast corner of Livingston Street, Block 157, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Nicholas Farkas.

ACTION OF BOARD—Laid over to November 15, 1960, at 2 P. M., for continued hearing, inspection and possible decision.

## 0-60-A

APPLICANT—Anthony A. Cocheo, for M L Homes Incorporated, owner.

SUBJECT—Application June 10, 1960—Filed pursuant to Section 36 Art. 3 of the General City Law re—building not fronting on mapped street—117th Street.

PREMISES AFFECTED—83-78 117th Street, west side, 225.18 feet north of 84th Avenue, Block 3321, Lot 271, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Anthony A. Cocheo.

ACTION OF BOARD—Laid over to November 22, 1960, at 2 P. M., for inspection and decision; hearing closed.

## 451-60-A

APPLICANT—Anthony A. Cocheo for M L Homes Incorporated, owner.

SUBJECT—Application June 10, 1960—Filed pursuant to Section 36 Art. 3 of the General City Law re—building not fronting on mapped street—117th Street.

PREMISES AFFECTED—83-80 117th Street, west side, 200.16 feet north of 84th Avenue, Block 3321, Lot 271, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Anthony A. Cocheo.

ACTION OF BOARD—Laid over to November 22, 1960, at 2 P. M., for inspection and decision; hearing closed.

## 466-60-A

APPLICANT—Leonard F. Rothkrug for Henry H. Jackson, owner Messmore and Damon Incorporated, lessee.

SUBJECT—Application June 17, 1960—Appeal from a decision of the Fire Commissioner re—an order automatic sprinkler system.

PREMISES AFFECTED—101-113 East 107th Street and 1461-1463 Park Avenue, northeast corner, Block 1635, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Philip Granata.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to November 22, 1960, at 2 P. M., for continued hearing, inspection and possible decision.

## 504-60-A

APPLICANT—Peter S. Gluck for Uddeholm Company of America, Incorporated, owner.

SUBJECT—Application July 1, 1960—Appeal from an order and a decision of the Fire Commissioner—re discontinue use of Uddeholm-Akelborg electric furnace not approved by Board.

PREMISES AFFECTED—22-14 37th Avenue and 37-16 23rd Street, southwest corner, Block 365, Lot part of Lot 3, (formerly lot 24) Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Peter S. Gluck, Richard T. Herrmann and G. Anderson.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to November 22, 1960, at 2 P. M., for inspection and decision; hearing closed.

## 648-20-BZ—Vol. II

APPLICANT—Albert Melniker for Samuel Jaeger, owner; Staten Island Oil Company, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired September 22, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7a, 7c and 7A of the Zoning Resolution, permitting in a retail and residence use district an extension of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail district and the installation of the necessary curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—3940-3952 Amboy Road and 2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 1, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 22, 1959; and



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WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 23, 1920, as *amended* through September 22, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 26/57)

## 59-55-BZ

APPLICANT—Massimo Francis Yezzi for Stephen Chan and Travis S. Levy, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired September 22, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7h and 7i of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, storage and sale of accessories and office and permitting the park- and of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—4085-4099 Baychester Avenue and 1970-1978 Edenwald Avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

APPEARANCES—

For Applicant: Massimo Frances Yezzi.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on September 22, 1959; and

WHEREAS, the resolution was amended on July 12, 1960; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1955, as *amended* through July 12, 1960 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (NB App. 1541/54)

## 836-56-BZ

APPLICANT—Lama, Proskauer and Prober for Bronx Operating Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 6, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7h and 7i of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline and oil selling station, lubritorium, car wash, minor repairs, office, sales room, parking of more than five motor vehicles.

PREMISES AFFECTED—711-723 Nereid Avenue and 4401-4413 Furman Avenue, northwest corner, Block 5070, Lots 49-52 inclusive, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 10, 1957 on certain conditions; and

WHEREAS, the resolution was amended on September 30, 1958; and

WHEREAS, time to obtain permits and complete the work was extended on October 6, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work; and

WHEREAS, the site is now in a local retail and residence use, C area, Class 1 height district.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 10, 1957, as *amended* through October 6, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 1920/56)

## 336-59-BZ

APPLICANT—Lama, Proskauer and Prober for Benjamin Siegel, Albert Rosen, Max Block Jr., Anne Rice and Max Block Execs. for Estate of Siegfried Block, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired September 29, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i and 7e of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles for a stated term of 15 years.

PREMISES AFFECTED—838-844 Fulton Street and 489-493 Vanderbilt Avenue, southeast corner, Block 2010, Lots 25, 27 and 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 29, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 29, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 1315/59)

## 204-24-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Michael DeLaurenzo, owner; Sunrise Waste Material Company, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the extension in use of a building for a period of two years (change of occupancy of garage for more than five motor vehicles to a junk shop, previously granted by



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the Board—expired November 21, 1955) and permitting a loading platform on adjoining lot to be used in conjunction with junk shop.

PREMISES AFFECTED—475-479 Hemlock Street, east side, 129 feet 7½ inches south of Liberty Avenue, Block 4200, Lots 8 and 9, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and set for hearing on November 29, 1960, at 10 A.M., to consider extension of the term of variance requiring a new decision of the Borough Superintendent and two photographs which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

## 1-30-BZ—Vol. II

APPLICANT—Crinnion & Crinnion for 190th Street Jerome Avenue Corp., owner; Singleton Amusement Corp., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Sections 7b and 21 of the Zoning Resolution, permitting in a residence district, extending from a business district, the erection and maintenance of a business building.

PREMISES AFFECTED—2505 Jerome Avenue, west side, 65 feet north of East 190th Street, Block 3201, Lot 46, Borough of The Bronx.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, and Commissioner Becker ..... 3  
Negative: Commissioner Fox ..... 1  
Absent: Commissioner Sleeper ..... 1

## 122-31-BZ—Vol. II

APPLICANT—Irving M. Getnick for Arthur Saracino, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—141-09 Lincoln Avenue, north-west corner of 142nd Street, Block 1122, Lot 134, South Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Irving M. Getnick.

ACTION OF BOARD—Application reopened and set for hearing on November 29, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent and two photographs, which has been filed, and two publications in the Bulletin as notice. The site is now in a local retail use, D area, Class ½ height district.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 5-40-BZ

APPLICANT—Abram Shlefstein for Estate of Seymour Brick, deceased, Raymond Brick and Doris Chodorow, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 31,

1960—decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, for a term of ten years, permitting in a business use district, the alteration and extension of an existing gasoline service station.

PREMISES AFFECTED—20-40 Grand Street Extension and 255-265 South 4th Street, southeast corner, Block 2434, Lots 28, 32 and 33, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Abram Shlefstein.

ACTION OF BOARD—Application reopened and set for hearing on November 29, 1960, at 10 A.M., to consider extension of the term of variance for a period of 20 years, requiring a new decision of the Borough Superintendent and two photographs, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

## 91-47-BZ

APPLICANT—Lionel K. Levy for Victor Keppler, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use B area district, the change in occupancy from garage to photography studio, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—155 East 35th Street, north side, 171 feet west of 3rd Avenue, Block 891, Lot 34, Borough of Manhattan.

## APPEARANCES—

For Applicant: Lionel K. Levy, Victor Keppler and Carlo F. Marano.

ACTION OF BOARD—Application reopened and set for hearing on November 29, 1960, at 10 A.M., to consider extension of the term of variance requiring a new decision of the Borough Superintendent and two photographs, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 762-49-BZ

APPLICANT—John V. Neill, Sr., for Neill & Altberg, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 24, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy from garage for more than five motor vehicles to a factory and storage warehouse for plumbing supplies and the cutting and threading of pipe, for a term of years.

PREMISES AFFECTED—47-35 to 47-43 49th Street, east side, 195 feet north of 48th Avenue, Block 2287, Lot 10, Woodside, Borough of Queens.

## APPEARANCES—

For Applicant: John V. Neill.

ACTION OF BOARD—Application reopened and set for hearing on December 13, 1960, at 10 A.M., to consider extension of the term of variance requiring a new decision of the Borough Superintendent and two photographs, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1



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## 437-50-BZ

APPLICANT—Andrew Di Camillo for Charles Resnikoff, owner; John Scopelliti, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 11, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced for a term of five years.

PREMISES AFFECTED—8678 (8676 displayed) 18th Avenue, west side, 50 feet north of Benson Avenue, Block 6368, Lot 60, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Frank Sellitto.

ACTION OF BOARD—Application reopened and set for hearing on November 29, 1960, at 10 A. M., to consider extension of the term of variance requiring a new decision of the Borough Superintendent and two photographs, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 748-52-BZ—Vol. II

APPLICANT—Joseph Lau for Atlantic Electric Meter Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously denied, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—313-315 West 51st Street, north side, 184 feet, 4 inches west of 8th Avenue, Block 1042, Lot 24, Borough of Manhattan.

### APPEARANCES—

For Applicant: Joseph Lau.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 711-53-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Tide Water Realty Company, owner; Tide Water Oil Company, lessee.

SUBJECT—Application for consideration—reopening for Vol. III subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i and 21 of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a refreshment stand, gasoline service station, lubricatorium, auto repairs, car washing, office and sales, storage, parking of motor vehicles (no fee to be charged), proposed erection of two buildings not accessory to each other, on Lot 1.

PREMISES AFFECTED—114-01 to 114-19 (114-05 official) Farmers Boulevard, east side between 191-02 to 191-08 Murdock Avenue and 191-01 to 191-07 114 Road, Block 1107, Lots 1 and 5, St. Albans, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

## 899-54-BZ

APPLICANT—Philip P. Agusta for Anna Faraldo and Virginia Faraldo, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 11, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the use of said premises as a junk yard.

PREMISES AFFECTED—239-251 Skillman Avenue, north side, 150 feet west of Kingsland Avenue, Block 2884, Lot 33, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Philip P. Agusta.

ACTION OF BOARD—Application reopened and set for hearing on November 29, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent and two photographs which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

## 473-55-BZ

APPLICANT—Selma Caplan, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete expired June 30, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a retail use district, a one-story and cellar building of an area contrary to Section 14 of the Zoning Resolution.

PREMISES AFFECTED—2901-2907 Bruckner Boulevard and 3399 East Tremont Avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx.

### APPEARANCES—

For Applicant: Selma Caplan.

ACTION OF BOARD—Application reopened and set for hearing on November 29, 1960, at 10 A. M., to consider extension of time to obtain permits and complete the work, which has expired by time limitation requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

## 309-59-BZ—Vol. II

APPLICANT—Crinnion & Crinnion for Onofrio R. Civitano, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station with lubricatorium, office, car wash, storage and sale of automobile accessories, minor repairs and parking of cars awaiting service for a stated term of 15 years.

PREMISES AFFECTED—1985 Bruckner Expressway northwest corner of Pugsley Avenue, Block 3787, Lots 36, 37, 38, 39, 40, 41, 42, Borough of The Bronx.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1



# MINUTES

889-59-BZ—Vol. II

APPLICANT—John J. Tricarico for Peter Sorrentino, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously denied, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy and use for the building from a converted dwelling Class A for 3 families to a converted dwelling Class A for 3 families and store for retail use.

PREMISES AFFECTED—537 East 83rd Street, east side, 200 feet south of Foster Avenue, Block 7962, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Becker ..... 3  
Negative: Commissioner Fox ..... 1  
Absent: Commissioner Sleeper ..... 1

664-59-BZ

APPLICANT—Samuel S. Schiffer, P. E. for Orlean V. Stone, owner; John Luten, lessee.

SUBJECT—Application October 15, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in use of the basement from professional office to office and show room and the remainder of the building to remain as living quarters.

PREMISES AFFECTED—50 East 64th Street, southside, 120 feet west of Park Avenue, Block 1378, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

Adjourned 3:45 P.M.

JAMES P. MULROY, *Secretary*

# NOTICE

## APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 is further amended by Chapter 805 of 1959 and provides as follows as to appeals:

### LAWS OF NEW YORK—By Authority

#### Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof of at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

For multiple dwellings and buildings existing on July 1, nineteen hundred forty-eight, provisions relating to:

- 1) Height and bulk;
- 2) Required open spaces;
- 3) Minimum dimensions of yards or courts;
- 4) Means of egress; or
- 5) Basements and cellars in dwellings erected on or after April twelfth, nineteen hundred one.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.



3  
University of Illinois Library  
Serials Dept.  
Urbana, Ill.

## RULES

### RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

#### Labor Law

##### Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

#### RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

#### Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;  
(2) Such chemical fire extinguishers as the administrative official may direct are installed;  
(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



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# BULLETIN

## OF THE BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York  
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No. 46

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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EDWIN W. KLEINERT, Vice Chairman

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*Commissioners.*

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JAMES P. MULROY, *Secretary*

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New  
York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-  
2770 and 3020-3024.

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### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor,  
Borough of Manhattan.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Com-  
missioners, Director or the Engineers, pertaining to the  
work of the board, will be seen only between the hours of  
ten in the morning and one in the afternoon—Saturdays ex-  
cepted.

### NOTICE

1—CALENDAR: Notices of public hearing on applica-  
tions for zoning variances, will be published twice: first  
publication, listing new cases set for hearing, in the Bulletin  
available to the public at least 14 days before the date of  
hearing; second publication, in the last Bulletin available  
to the public immediately prior to the hearing date. The  
second publication will be augmented with a listing of cases  
laid over from previous hearings. Attention is directed to  
the MINUTES of such previous hearings, where the rea-  
sons for laid over cases will have been published. Notices  
of public hearing on applications for approval of materials  
and appliances will be published once, at least 10 days prior  
to the hearing date.

2—MINUTES: The publication of the "digest" of the  
applicant's statement has been discontinued, except that the  
administrative orders, decisions, etc., which are the subject of  
each application or appeal will be published. The summary  
of information given in the Appeal Form (Form A) shall  
be published for Administrative Appeals. The Board will  
continue to publish such other matters as it may deem ad-  
visable.



# CALENDAR

## DOCKET

*New Cases Filed up to November 8, 1960.*

*Cal. No. Dept. Premises Affected*

**803-60-BZ**—B.M.—150 East 35th Street, south side, 206 feet west of Third Avenue, Block 890, Lot 57, Borough of Manhattan, Alt. 622-60, re—proposed alteration and change of use of Class A Apartments into offices, residence use districts, and proposed extension of penthouse to the building line at front.

**804-60-BZ**—B.M.—150 East 35th Street, south side, 206 feet west of Third Avenue, Block 890, Lot 57, Borough of Manhattan, Alt. 622-60, re—egress.

**805-60-SM**—Alpha Tank Company 550 Gallon Double Gasoline Tank, manufactured by Alpha Tank Company, Material.

**806-60-BZ**—B.Bx.—2531-2541 East Tremont Avenue, north side, 57.41 feet east of Lurting Avenue, Block 4069, Lots 24, 27 and 28, Borough of The Bronx, Alt. 597-60, re—extension of used car sales lot, residence use district.

**807-60-A**—B.M.—726-730 East 11th Street, northeast corner Szold Place, Block 830, Lots 35 and 36, Borough of Manhattan, Alt. 1293-60, re—interior stairs, tabular limits, and bars on windows.

**808-60-BZ**—B.Q.—223-01 Merrick Boulevard, northeast corner of 223rd Street, Block 12962, Lot 51, Laurelton, Borough of Queens, Alt. 948-58, re—change and extension of car sales lot, retail use district and extending into the residence use district; proposed curb cuts in the residence use district for business use.

**809-60-A**—B.M.—46 Stuyvesant Street, south side, 28 feet, 4½ inches west of East 10th Street, Block 465, Lot 45, Borough of Manhattan, Alt. 986-60, re—proposed use of cellar for living purposes, multiple dwelling.

**810-60-BZ**—B.Q.—61-23 Bleeker Street, north side, 99 feet, 4 inches west of Fresh Pond Road, and 62-25 61st Street, east side, 208.96 feet south of Metropolitan Avenue, Block 3521, Lots 7 and 51, Maspeth, Borough of Queens, N.B. 3655-59, re—proposed erection of garage, motor repair shop, parking, curb cuts and storage on mezzanine, residence use district and extending into a retail use district.

**811-60-A**—B.Q.—119-16 Jamaica Avenue, south side, 105.25 feet east of Lefferts Boulevard, Block 9329, Lot 6, Jamaica, Borough of Queens, Alt. 1478-60, re—yard.

**812-60-SA**—DeVilbiss Company Electric Heated Batch Type Convection Oven, Series TE, manufactured by DeVilbiss Company, Appliance.

**813-60-BZ**—B.Q.—155-02 to 155-20 Cross Bay Boulevard, (155-06 to 155-14 official), west side, from 156th Avenue to Shore Parkway, 92-06 to 92-16 (92-10 official) Shore Parkway, and 92-09 to 92-21 156th Avenue, Block 11472, Lot 38, Ozone Park, Borough of Queens, N.B. 3135-60, re—stores, bank, loading and unloading and parking of

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**815-60-BZ**—B.Q.—173-07 to 173-25 North Hempstead Turnpike, and 56-26 to 56-40 174th Street, northwest corner, and 56-29 to 56-37 (56-31 official), Fresh Meadow Lane, Block 5596, Lot 10, Flushing, Borough of Queens, N.B. 3089-60, re—proposed bowling alleys, bar, restaurant, curb cuts, etc., D area, residence use district.

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**248-60-A**—F.D.—455-461 Central Park West, west side, from West 106th Street to West 105th Street, 2-28 West 106th Street and 1-31 West 105th Street, Block 1841, part of Lot 23, Borough of Manhattan, Decision re Order No. 4846-9, re—install wet automatic sprinkler system etc.

**88-60-A**—B.M.—135 Christopher Street, north side, 98 feet 7 inches east of Greenwich Street, Block 630, Lot 51, Borough of Manhattan, Alt. 74-60, re—Class 1 construction, factory, etc.

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| Structural Alterations Reporting..                                                                                                                                                                                              | June 7, 1932—Vol. 17, No. 23   |
| Fire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                                                                                                                                                   | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                                                                                                                                                               |                                |
| Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955. |                                |
| Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.                                                                                                      |                                |

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only). Further Sections will be published, containing other approved materials and appliances.

NOVEMBER 22, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 22, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 471-60-BZ

**APPLICANT**—Victor E. Block for Sidjack Realty Corporation, owner.

**SUBJECT**—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—1668 Bryant Avenue, east side, 24.75 feet north of East 173rd Street, Block 3002, Lot 2, Borough of The Bronx.

Laid over from October 18, 1960, to November 22, 1960, for inspection and hearing; applicant to send out new twenty day notices.

### 472-60-BZ

**APPLICANT**—Victor E. Block for Sidjack Realty Corporation, owner.

**SUBJECT**—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—1570 Hoe Avenue, east side, 75 feet south of East 173rd Street, Block 2989, Lot 20, Borough of The Bronx.

Laid over from October 18, 1960, to November 22, 1960, for inspection and hearing; applicant to send new twenty day notices.

### 429-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Vincent Scognamiglio, owner.

**SUBJECT**—Application June 1, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, "D" area district, the demolition of an existing gasoline service station and store and the erection and maintenance of an auto repair shop with accessory business sign, welding and transmission repairs and parking occupying more than the permitted area and without the required rear yard, all for a temporary term of fifteen (15) years.

**PREMISES AFFECTED**—2653-2661 Cropsey Avenue, north side, 25 feet east of Bay 44th Street, Block 6912, Lot 6, Borough of Brooklyn.

Laid over from November 9, 1960, for hearing, to November 22, 1960, at the request of an objector.

### 351-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Congregation B'Nai, owner.

**SUBJECT**—Application May 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, D-D area district, the erection of a one story and cellar at the rear of the present synagogue building without the required rear yard and parking of patrons cars on the open area of the plot extending into the required setback.

**PREMISES AFFECTED**—857-873 Hendrix Street, east side, 145 feet north of Stanley Avenue, Block 4354, Lot 45, Borough of Brooklyn.

### 396-60-BZ

**APPLICANT**—S. Oberwager for 46th St. Realty Corporation, owner.

**SUBJECT**—Application May 23, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the erection of a roof sign.



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**PREMISES AFFECTED**—44-10 to 44-22 54th Avenue, south side, 85.03 feet west of 46th Street, and 54-08 to 54-20 46th Street, Block 2536, Lot 12, Maspeth, Borough of Queens.

## 290-60-BZ

**APPLICANT**—Aaron Halpern for Carmelo Liro, owner.  
**SUBJECT**—Application April 19, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the erection of a business building extending from the business use into the residence use district.

**PREMISES AFFECTED**—85-48 to 85-60 118th Street, northwest corner of Hillside Avenue, and 117-09 to 117-23 Babbage Street, Block 9260, Lot 28, Jamaica, Borough of Queens.

## 291-60-A

**APPLICANT**—Aaron Halpern for Carmelo Liro, owner.  
**SUBJECT**—Application April 19, 1960—Filed pursuant to Section 35 of the General City Law re—building is partially in bed of mapped street—proposed widening of Babbage Street.

**PREMISES AFFECTED**—85-48 to 85-60 118th Street, northwest corner of Hillside Avenue, and 117-09 to 117-23 Babbage Street, Block 9260, Lot 28, Jamaica, Borough of Queens.

## 684-60-BZ

**APPLICANT**—Victor E. Block for Harry Appleman, owner.

**SUBJECT**—Application September 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—3445 Kossuth Avenue, north side, 3436 De Kalb Avenue, south side, intersection, Block 3327, Lot 73, Borough of The Bronx.

## 415-60-BZ

**APPLICANT**—James E. Vassalotti for Ira Hanig, owner.  
**SUBJECT**—Application June 1, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales, lunch wagon and parking and storage of motor vehicles for a term of twenty (20) years.

**PREMISES AFFECTED**—169-01 to 169-21 North Conduit Avenue, and 144-35 to 144-45 New York Boulevard, northeast corner and 168-12 to 168-28 and 169-02 to 169-06 144th Road, Block 12598, Lots 116, 130, 145 and 150, Jamaica, Borough of Queens.

## 471-51-BZ—Vol. II

**APPLICANT**—Charles A. Buckley, Jr. for Level Realty Corporation and Biscayne Realty Corporation, owners; Alexander's Department Stores, Incorporated, lessee.

**SUBJECT**—Application reopened July 12, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence, retail and retail—1 use district, the construction of a five story and cellar extension to an existing department store building.

**PREMISES AFFECTED**—2501-2525 Grand Concourse, northside, and 2508-2520 and 2528 Creston Avenue, southside, Block 3167, Lots 1, 22, 26 and 72, Borough of The Bronx.

## 548-60-A

**APPLICANT**—Charles A. Buckley for Level Realty Corporation and Biscayne Realty Corporation, owners; Alexander's Department Stores, Incorporated, lessee.

**SUBJECT**—Application June 9, 1960—appeal from a decision of the Borough Superintendent, re—class 3 commercial building, Escalators.

**PREMISES AFFECTED**—2501-2525 Grand Concourse, northside, and 2528 Creston Avenue, Block 3167, Lots 1, 22, 26 and 72, Borough of The Bronx.

## 441-60-BZ

**APPLICANT**—Robert Gottlieb for Joseph Martirano, owner.

**SUBJECT**—Application June 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of a four family multiple dwelling to a five family multiple dwelling.

**PREMISES AFFECTED**—2031 Tomlinson Avenue, west side, 125 feet south of Lydig Avenue, Block 4305, Lot 11, Borough of The Bronx.

## 278-60-BZ

**APPLICANT**—A. H. Salkowitz for Dream Homes Incorporated, owner.

**SUBJECT**—Application April 14, 1960—decision of the Borough Superintendent, under Sections 21 and 19B (d) of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling and garage, without the required setback from the street line.

**PREMISES AFFECTED**—146-01 17th Avenue, northeast corner of 146th Place, Block 4626, Lot 35, Whitestone, Borough of Queens.

## 7-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station, office and lubricatorium and extend such uses to include car washing, sales, utility room, minor auto repairs, parking and storage of motor vehicles, ground sign with business entrance (curb cuts) within 75 feet of a residence use district.

**PREMISES AFFECTED**—70-58 to 70-66 (70-60 official) Kissena Boulevard, and 153-08 to 153-18 70th Road, southwest corner, Block 6697, Lot 1, Flushing, Borough of Queens.

## 790-59-BZ

**APPLICANT**—Saul S. Nevins for Colgate Realty Corporation, owners; Tremont Chevrolet Company, Incorporated, lessee.

**SUBJECT**—Application November 27, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of passenger type motor vehicles, sale of cars and accessory office.

**PREMISES AFFECTED**—948 Evergreen Avenue, northeast corner of Story Avenue, Block 3659, Lot 1, Borough of The Bronx.

## 418-60-BZ

**APPLICANT**—William R. Altman and Herman Kron for East 76th Street Realty Corporation, owner.

**SUBJECT**—Application May 27, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the extension of a present legal garage use to include roof parking and storage of pleasure type motor vehicles.

**PREMISES AFFECTED**—332-340 East 76th Street, southside, 125 feet east of 2nd Avenue, Block 1450, Lot 54, Borough of Manhattan.

## 523-38-BZ—Vol. II

**APPLICANT**—John J. Leonard for Ihnat Holding Corporation, owner.

**SUBJECT**—Application reopened October 25, 1960 for consideration as to extension of term of variance, expired May 17, 1960—decision of the Borough Superintendent.



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previously granted on condition, under Sections 7c and 7h of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of motor vehicles.

**PREMISES AFFECTED**—23-24 31st Street, north side, 100 feet east of 23rd Road, Block 842, Lot 80, Astoria, Borough of Queens.

## 514-54-BZ

**APPLICANT**—Ervin Palmer for Bernard P. and Elaine Kite, owners.

**SUBJECT**—Application reopened October 25, 1960 for consideration as to extension of term of variance, expired January 24, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

**PREMISES AFFECTED**—462-472 West 22nd Street, south side, 100 feet east of 10th Avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.

## 172-16-BZ—Vol. II

**APPLICANT**—Herman Kron for Bann Oil Company, Inc., owner.

**SUBJECT**—Application reopened October 25, 1960 for consideration as to extension of time to complete, expired May 5, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7h of the Zoning Resolution, permitting in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than 5 cars and parking and storage of more than 5 motor vehicles to be used in conjunction with the existing garage.

**PREMISES AFFECTED**—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 53-60-BZ

**APPLICANT**—Herman Horowitz for Aguilar Realty Corp., owner; Bowla-Bowla Corporation, lessee.

**SUBJECT**—Application July 22, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a local retail district, the erection of a bowling recreation center, one story in height, on land now vacant.

**PREMISES AFFECTED**—71-80 to 71-90 Parsons Boulevard and 157-07 72nd Avenue, northwest corner and 157-03 Aguilar Avenue, Block 6793, Lots 231 and 233, Flushing, Borough of Queens.

**Hearing closed**—Laid over from November 1, 1960 to November 22, 1960, for inspection and decision.

## 60-BZ

**APPLICANT**—Joseph B. Klein for Bowling Unlimited, owner; Paul Farkas, lessee.

**SUBJECT**—Application May 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of a used car lot for the sale of used cars and the erection of an office.

**PREMISES AFFECTED**—1660-1666 Bruckner Boulevard and 948-956 Metcalf Avenue, southeast corner, Block 659, Lot 26, Borough of The Bronx.

**Hearing closed**—Laid over from November 1, 1960 to November 22, 1960, for inspection and decision.

## 57-BZ—Vol. II

**APPLICANT**—Henry Nordheim for Sophie Shleffar, owner.

**SUBJECT**—Application reopened April 19, 1960 as Volume—decision of the Borough Superintendent, under Sec-

tion 7a of the Zoning Resolution, to permit in a residence use district, the construction of a new service building and rearrange pumps.

**PREMISES AFFECTED** 439-451 Sound View Avenue and 440 Leland Avenue, South Junction, Block 3498, Lots 17 and 23, Borough of The Bronx.

**Hearing closed**—Laid over from November 1, 1960 to November 22, 1960, for inspection and decision; amended drawings to be submitted by applicant.

## 502-60-BZ

**APPLICANT**—William I. Hohauser for Northside Plumbing Corporation, owner.

**SUBJECT**—Application June 30, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the use of the lot in the residence portion for a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

**PREMISES AFFECTED**—4452-4456 Broadway, southeast corner of Fairview Avenue, Block 2170, Lots 400 and 62, Borough of Manhattan.

**Hearing closed**—Laid over from November 1, 1960 to November 22, 1960, for inspection and decision; applicant to submit drawing indicating grades of the plot as they will be upon completion of the work, the approval of the Transit Authority of such drawing, and a statement as to the effect, if any, upon the foundations of the adjacent apartment houses.

## 346-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Seymour J. Koff, owner.

**SUBJECT**—Application May 5, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station, rearrangement of pump islands and extend the uses to include non-automatic car washing, minor auto repairs, office sales, utility room and parking and storage of motor vehicles.

**PREMISES AFFECTED**—211-221 Tapscott Street and 14-24 Dumont Avenue, southeast corner, Block 3565, Lot 30, Borough of Brooklyn.

**Hearing closed**—Laid over from November 9, 1960, to November 22, 1960, for inspection and decision.

## 392-60-BZ

**APPLICANT**—Harry Soled for Lily LoVerdi, owner.

**SUBJECT**—Application May 19, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit on a plot partly in a retail use district and partly in a residence use district and being partly in a "D" area district and partly in a D-1 area, the erection of a one story masonry storage building and the extension of the present use of the storage and sale of concrete blocks and other building material from the retail use portion into the residence use portion of the plot, said proposed new building having less than the required setback and side yard.

**PREMISES AFFECTED**—7810 Flatlands Avenue, south side, 40 feet west of East 79th Street, Block 8015, Lot 48, Borough of Brooklyn.

**Hearing closed**—Laid over from November 9, 1960, to November 22, 1960, for inspection and decision; applicant to file revised drawings.

## 428-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Lesjac Realty Corporation, owner.

**SUBJECT**—Application June 1, 1960—decision of the Borough Superintendent, under Sections 7e and 7f of the Zoning Resolution, to permit in a business use district, the demolition of an existing gas station and car wash and the erection of an automatic car wash with accessory gasoline pumps and tanks, all for a temporary term of fifteen (15) years.



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**PREMISES AFFECTED**—1800 Southern Boulevard, east side, 170 feet north of Boston Road, Block 2984, Lot 7, Borough of the Bronx.

**Hearing closed**—Laid over from November 9, 1960, to November 22, 1960, for inspection and decision.

## 419-60-BZ

**APPLICANT**—Robert Gottlieb for Marvin Harrow, owner.  
**SUBJECT**—Application May 5, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the one story brick and frame building into the residence use portion of the plot for storage of lumber, trim and similar building material and extend the parking and storage of motor vehicles into the residence portion of the site.

**PREMISES AFFECTED**—75-85 West Tremont Avenue, west side, 186.87 feet south of Kingsland Place, Block 2869, Lots 41, 43 and 45, Borough of The Bronx.

**Hearing closed**—Laid over from November 9, 1960, to November 22, 1960, for inspection and decision.

## 876-52-BZ—Vol. II

**APPLICANT**—Saul Goldsmith for 29 Clay Street Corporation, owner.

**SUBJECT**—Application reopened June 14, 1960 as Volume II—decision of the Borough Superintendent, under Sections 21 and 7c of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension to an existing factory building extending into the residence use portion of the plot exceeding the permitted area coverage and to be used entirely for warehouse purposes.

**PREMISES AFFECTED**—71-08 51st Avenue and 51-01 to 51-11 71st Street, southeast corner and 51-02 to 51-10 72nd Street, Block 2460, Lots 7 and 9, Winfield, Borough of Queens.

**Hearing closed**—Laid over from November 9, 1960, to November 22, 1960, for inspection and decision.

## 67-33-BZ—Vol. IV

**APPLICANT**—Lama, Proskauer and Prober for Salvatore Puma, owner.

**SUBJECT**—Application reopened May 10, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district the reconstruction and extension in area of an existing gasoline service station with the additional uses of lubricatorium, minor auto repairs, car washing, storage room, office and sales, ground sign and parking and storage of motor vehicles in open area for a term of fifteen (15) years.

**PREMISES AFFECTED**—1223-1233, (1225 official) East 233rd Street and 3900-3910 Baychester Avenue, northeast corner, and 3901-3909 Dereimer Avenue, Block 4955, Lots 1, 5 and 57, Borough of the Bronx.

**Hearing closed**—Laid over from October 25, 1960, to November 9, 1960, for inspection and decision; applicant to show proper dimensions on plans; then to November 22, 1960, for decision; applicant to submit revised drawing.

## 541-57-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug and Samuel S. Schiffer for Wally and Lillian Nelson, Hilda Folkman, Philip and Gilda Nelson, owners; United Coat, Apron and Linen Supply, lessee.

**SUBJECT**—Application reopened March 29, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the addition of packing and storage of linen to the public garage and motor vehicle repair shop and office uses, all uses to be for a temporary term of five (5) years.

**PREMISES AFFECTED**—32-62 to 32-68 47th Street, westside, 153 feet, 1 $\frac{1}{16}$  inches, north of 34th Avenue, Block 722, Lots 63, 64, and 65, Astoria, Borough of Queens.

**Hearing closed**—Laid over from October 25, 1960 to November 9, 1960, for inspection and decision; then to November 22, 1960, for re-inspection and decision.

## 385-60-BZ

**APPLICANT**—Frederick A. Ketcher for Louis Fayne, owner.

**SUBJECT**—Application May 18, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the pleasure type for a stated term of five (5) years.

**PREMISES AFFECTED**—65 Audubon Avenue, east side, 30 feet south of West 169th Street, Block 2125, Lots 30 and 31, Borough of Manhattan.

**Hearing closed**—Laid over from October 25, 1960, to November 9, 1960, for inspection and decision; then to November 22, 1960, for decision; applicant to file revised drawing, and statement indicating storage to be non-transient.

MAX H. FOLEY, *Chairman.*

## NOVEMBER 22, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 22, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 450-60-A

**APPLICANT**—Anthony A. Cocheo for ML Homes Incorporated, owner.

**SUBJECT**—Application June 10, 1960—Filed pursuant to Section 36, Art. 3 of the General City Law, re—building not fronting on mapped street,—117th Street.

**PREMISES AFFECTED**—83-78 117th Street, west side, 225.18 feet north of 84th Avenue, Block 3321, Lot 271, Kew Gardens, Borough of Queens.

## 451-60-A

**APPLICANT**—Anthony A. Cocheo for ML Homes Incorporated, owner.

**SUBJECT**—Application June 10, 1960—Filed pursuant to Section 36, Art. 3 of the General City Law, re—building not fronting on mapped street,—117th Street.

**PREMISES AFFECTED**—83-80 117th Street, west side, 200.16 feet north of 84th Avenue, Block 3321, Lot 271, Kew Gardens, Borough of Queens.

## 466-60-A

**APPLICANT**—Leonard F. Rothkrug for Henry H. Jackson, owner; Messmore and Damon Incorporated, lessee.

**SUBJECT**—Application June 17, 1960—Appeal from a decision of the Fire Commissioner re—an order—automatic sprinkler system.

**PREMISES AFFECTED**—101-113 East 107th Street and 1461-1463 Park Avenue, northeast corner, Block 1635, Lot 1, Borough of Manhattan.

## 504-60-A

**APPLICANT**—Peter S. Gluck for Uddeholm Company of America, Incorporated, owner.

**SUBJECT**—Application July 1, 1960—Appeal from an order and a decision of the Fire Commissioner—re discontinuation use of Uddeholm-Akelborg electric furnace not approved by Board.

**PREMISES AFFECTED**—22-14 37th Avenue and 37-16 23rd Street, southwest corner, Block 365, part of Lot 3, (formerly Lot 24) Long Island City, Borough of Queens.

## 519-60-A

**APPLICANT**—Halperin Natanson Shivitz Scholer and Steingut for Forty Fifth Street Associates, owner; 45 West 45th Street Corporation, lessee.



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**SUBJECT**—Application July 8, 1960—Appeal from a decision of the Borough Superintendent—re Violation issued—re C. O. 7656.

**PREMISES AFFECTED**—41-47 West 45th Street, north side, 363 feet 9 inches east of Avenue of the Americas, Block 1261, Lot 16, Borough of Manhattan.

## 599-60-A

**APPLICANT**—Albert Melniker for Joseph Esposito, owner.

**SUBJECT**—Application August 5, 1960—Appeal from a decision of the Borough Superintendent re—swimming pool.

**PREMISES AFFECTED**—215 Naughton Avenue, north side, 84.38 feet east of Husson Street, Block 3549, Lot 122, Grant City, Borough of Richmond.

## 627-60-A

**APPLICANT**—Crinnion and Crinnion for M. J. P. Corporation, owner.

**SUBJECT**—Application August 17, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation Section 34 subdivision 6 of the Multiple Dwelling Law re—cellar apartment-yard.

**PREMISES AFFECTED**—12 East 213th Street, south side, 50.02 feet west of DeKalb Avenue and 100.03 feet east of Jerome Avenue, Block 3329, Lot 56, Borough of the Bronx.

## 580-60-A

**APPLICANT**—Union Carbide Corporation U. C. Consumer Products Company, A Division, owner.

**SUBJECT**—Application July 28, 1960—appeal from a decision of the Fire Commissioner—re Transportation, storage, and packaging of inflammable mixture known as "Brestone Windshield Washer Solvent" in 4-ounce plastic polyethylene containers with screw caps, (containers not in accordance with Administrative code requirements).

## 620-60-A

**APPLICANT**—Jacob & Donald D. Fisher for William and Mollie Handelman, owners.

**SUBJECT**—Application August 16, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 177 and Section 34 subdivision 6 of the Multiple Dwelling Law—cellar apartment re—rear yard.

**PREMISES AFFECTED**—46 East 3rd Street, south side, 60 feet east of 2nd Avenue, Block 444, Lot 11, Borough of Manhattan.

## 622-60-A

**APPLICANT**—Samuel Rosenblum for E. Waterman, owner.

**SUBJECT**—Application July 28, 1960—Appeal from a decision of the Fire Commissioner re—emergency elevator service.

**PREMISES AFFECTED**—245-249 West 27th Street, north side, 193 feet east of 8th Avenue, Block 777, Lot 15, Borough of Manhattan.

## 623-60-A

**APPLICANT**—Samuel Rosenblum for Congress Holding Corporation, owner.

**SUBJECT**—Application August 4, 1960—Appeal from a decision of the Fire Commissioner re—emergency elevator service.

**PREMISES AFFECTED**—15-17 West 36th Street, north side, 274 feet west of 5th Avenue, Block 832, Lot 32, Borough of Manhattan.

## 624-60-A

**APPLICANT**—Samuel Rosenblum for Universal Holding Corporation, owner.

**SUBJECT**—Application August 4, 1960—Appeal from a decision of the Fire Commissioner—re Emergency elevator service.

**PREMISES AFFECTED**—148-152 West 37th Street, south

side, 75 feet east of 7th Avenue, Block 812, Lot 69, Borough of Manhattan.

## 625-60-A

**APPLICANT**—Samuel Rosenblum for Slayer-Forman Incorporated, owner.

**SUBJECT**—Application August 4, 1960—Appeal from a decision of the Fire Commissioner—re emergency elevator service.

**PREMISES AFFECTED**—555 8th Avenue, west side, 24 feet 6 inches south of West 38th Street, 304 West 38th Street, Block 761, Lot 37, Borough of Manhattan.

## 719-60-A

**APPLICANT**—George Fuchs for Christian Science Society of Bayside, owner.

**SUBJECT**—Application September 28, 1960—Appeal from a decision of the Borough Superintendent re—frame building for public use, exits.

**PREMISES AFFECTED**—215-15 43rd Avenue, northwest corner, of 215th Place, Block 6305, Lot 17, Bayside, Borough of Queens.

MAX H. FOLEY, *Chairman*.

## NOVEMBER 29, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, November 29, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

### 833-60-A

**APPLICANT**—William H. S. Tripp, Acting Borough Superintendent, Borough of Queens.

**OWNER OF PREMISES**—John Anzalone.

**SUBJECT**—Application November 9, 1960—Revocation of Certificate of Occupancy #Q31833 dated December 7, 1944, issued re—Alteration 912-44.

**PREMISES AFFECTED**—111-59 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lot 65, Corona, Borough of Queens.

MAX H. FOLEY, *Chairman*.

## NOVEMBER 29, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, November 29, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 427-60-SM

**APPLICANT**—Palestine Portland Cement Works Nesher's Ltd., owner—portland cement.

### 538-60-SM

**APPLICANT**—Italcementi, owner—portland cement.

### 582-60-SM

**APPLICANT**—F.H.A. Steel Products Corp., owner—1½ hour fire door.

MAX H. FOLEY, *Chairman*.

## DECEMBER 6, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, December 6, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 347-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

**SUBJECT**—Application May 5, 1960—decision of the Borough Superintendent, under Sections 21 and 19B (d) of the Zoning Resolution, to permit in a G-1 area district,



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the erection of a multiple dwelling occupying more than the permitted area, floor ratio area in excess of area permitted, with less than the required setback from the street line, less than the required outer court and less than the required parking spaces.

**PREMISES AFFECTED**—118-20 to 118-34 (118-24 official) 83rd Avenue, and 83-02 to 83-08 Abingdon Road, southwest corner, Block 3329, Lot 11, Kew Gardens, Borough of Queens.

Laid over from November 9, 1960, to December 6, 1960, for hearing at the request of an objector, applicant concurring.

## 437-60-BZ

**APPLICANT**—Sidney H. Kitzler and Morris Hannes for Catherine Squeri, owner; Edward Fecci, lessee.

**SUBJECT**—Application June 7, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district the change in use of the present structure from repair shop on first floor and one family dwelling on second floor to factory for repair and manufacturing furniture with the use of power saws on first floor and two dwellings on second floor.

**PREMISES AFFECTED**—1135 Greene Avenue, north side, 100 feet east of Evergreen Avenue, Block 3285, Lot 89, Borough of Brooklyn.

## 480-60-BZ

**APPLICANT**—Victor G. Madonia for Ferdinando Redavid, owner.

**SUBJECT**—Application June 24, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residential use, G-1 area district, the conversion of a one family dwelling to a two family dwelling with a new one story extension at the rear, and having a side yard less than 5'-0" on the north side.

**PREMISES AFFECTED**—45-24 159th Street, west side, 220 feet south of 45th Avenue, Block 5437, Lot 62, Flushing, Borough of Queens.

## 22-60-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

**SUBJECT**—Application January 11, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and extend the use to include lubricatorium, minor auto repairs, car washing, utility room, salesroom, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—113-07 to 113-21 (113-21 official), Rockaway Boulevard, north side, from 113th Street to 114th Street, 114-02 to 114-12 114th Street, 114-01 to 114-03 113th Street and 113-06 to 113-20 Linden Boulevard, Block 11640, Lot 4, Aqueduct, Borough of Queens.

## 489-60-BZ

**APPLICANT**—Victor E. Block for Jaybar Construction Incorporated, owner.

**SUBJECT**—Application June 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—88 West 174th Street, south side, 234 feet west of Macombs Road, Block 2876, Lot 19, Borough of The Bronx.

## 534-60-BZ

**APPLICANT**—Julius S. Rapson for Vincenzo Cinelli, owner.

**SUBJECT**—Application July 12, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an unrestricted use and D area

district, the erection of a one story building occupying more than the permitted area.

**PREMISES AFFECTED**—150-11 Guinzburg Road, north side, 100 feet east of 150th Street, Block 10110, Lot 60, Jamaica, Borough of Queens.

## 32-38-BZ—Vol. II

**APPLICANT**—A. H. Salkowitz for Berdean Realty Corporation, owner.

**SUBJECT**—Application reopened July 6, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted and residence use district, the change in use of the portion of existing building in the residence use portion of the plot from a milk plant to a factory for manufacturing extended from the unrestricted portion of the plot.

**PREMISES AFFECTED**—80-92 3rd Avenue southwest corner of Dean Street and 271-283 Bergen Street, Block 197, Lot 28, Borough of Brooklyn.

## 586-60-BZ

**APPLICANT**—James E. Vassalotti for Prospect Realty Company, owner.

**SUBJECT**—Application July 29, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the erection of a six story multiple dwelling exceeding more than the permitted area coverage.

**PREMISES AFFECTED**—180-185 Prospect Park South West, west side, 104 feet 15/8 inches south of Reeve Place, 54-56 and 70 Reeve Place, and 227-237 Sherman Street, Block 5279, Lots 19, 29, 38, 39 and 40, Borough of Brooklyn.

## 587-60-A

**APPLICANT**—James E. Vassalotti for Prospect Realty Company, owner.

**SUBJECT**—Application July 29, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law, Section 27, subdivision 2G of the Multiple Dwelling Law re—lot line courts from street to street.

**PREMISES AFFECTED**—180-185 Prospect Park South West, west side, 104 feet, 15/8 inches south of Reeve Place, 54-56 and 70 Reeve Place, and 227-237 Sherman Street, Block 5279, Lots 19, 29, 38, 39 and 40, Borough of Brooklyn.

## 462-60-BZ

**APPLICANT**—Leonard F. Rothkrug and Herbst and Rusciano for Rose Zumpano, owner.

**SUBJECT**—Application June 17, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the non-transient storage parking of pleasure type motor vehicles for a temporary term of ten (10) years.

**PREMISES AFFECTED**—3121 Heath Avenue, north side, 199.88 feet west of Fort Independence Street, Block 3261, Lots 172 through 177 and 248, Borough of The Bronx.

## 551-49-BZ—Vol. II

**APPLICANT**—John J. Tricarico for Remmcon Realty Corporation, owner.

**SUBJECT**—Application reopened June 7, 1960, as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the reconstruction of the present gasoline service station and garage and change the use of the first floor from gasoline service station, garage for more than five cars, motor vehicle repairs and sale of used motor vehicles to gasoline service station, garage for more than five cars, minor motor vehicle repairs and storage of television parts and television repairs and the second floor from factory to offices.

**PREMISES AFFECTED**—82-02 to 82-08 102nd Street and 100-26 88th Avenue, southwest corner, Block 9296, Lot 61, Woodhaven, Borough of Queens.



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481-60-BZ

APPLICANT—Victor G. Madonia for Frances Vella, owner.

SUBJECT—Application June 24, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the conversion of an existing one family dwelling to a two family dwelling.

PREMISES AFFECTED—67-48 165th Street, west side, 90 feet north of 69th Avenue, Block 6918, Lot 63, Flushing, Borough of Queens.

478-60-BZ

APPLICANT—Sidney H. Kitzler for Sam Lapera, owner.

SUBJECT—Application June 23, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, D area district, the construction of a one story extension to an existing store building and occupying more than the permitted area coverage.

PREMISES AFFECTED—2547 Cropsey Avenue and 282-294 Bay 41st Street, northeast corner, Block 6908, Lots 1 and 7, Borough of Brooklyn.

11-60-BZ

APPLICANT—Samuel Rosenblum for 777 Realty Company, owner.

SUBJECT—Application July 7, 1960—decision of the Borough Superintendent, under Sections 7c, 7A and 21 of the Zoning Resolution, to permit in a retail, restricted retail and residence use district, the erection of an eighteen (18) story office building that exceeds the permitted area coverage in the residence portion of the premises, does not provide the required rear yard and has show windows within 75 feet of the residence use district.

PREMISES AFFECTED—777-781 Third Avenue and 201-207 East 48th Street, northeast corner, Block 1322, Lots 1, 2, 3, 4, 5 and 6, Borough of Manhattan.

1-30-BZ—Vol. III

APPLICANT—Haus & Bresin for Samuel Schenkel, owner.

SUBJECT—Application reopened October 18, 1960, for amendment of resolution—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district the construction of a six foot extension along the front and a fifteen foot by fifteen foot, 6 inch extension on the rear of the service building as previously approved by the Board under Vol. I and extend the uses to include car washing.

PREMISES AFFECTED—1977-1983 Ocean Avenue and 001-2013 Avenue O, northeast corner, Block 7674, Lot 1, Borough of Brooklyn.

1-55-BZ

APPLICANT—Robert Gottlieb for Leon Goldstein, owner.

SUBJECT—Application reopened November 9, 1960 for consideration as to extension of term of variance, expires November 29, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles for owner's small trucks and for his employees' cars and transients' cars.

PREMISES AFFECTED—2107-2109 Prospect Avenue, west side, 100.21 feet north of East 180th Street, Block 296, Lot 33, Borough of The Bronx.

1-50-BZ

APPLICANT—Alvin F. Golankiewicz, owner.

SUBJECT—Application reopened November 9, 1960 for consideration as to extension of term of variance, expired October 11, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—South side of East 225th Street,

280 feet west of White Plains Road, Block 4826, Lot 71, Borough of The Bronx.

MAX H. FOLEY, *Chairman.*

DECEMBER 6, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 6, 1960 at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

399-60-A

APPLICANT—Olvany, Eisner and Donnelly for Carnival Spraying Company, Incorporated, sub-lessee; 144-152 Associates, owner; 144 Holding Corporation, lessee.

SUBJECT—Application May 24, 1960—Appeal from a decision of the Fire Commissioner re—Spray Painting System.

PREMISES AFFECTED—144 West 27th Street, south side, 232.4 feet east of 7th Avenue, Block 802, Lot 67, Borough of Manhattan.

588-53-A—Vol. II

APPLICANT—Lama Proskauer and Prober for Henry Spellman, owner.

SUBJECT—Application reopened October 11, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re storage of combustibles.

PREMISES AFFECTED—5-17 East 102nd Street, north side, 100 feet east of Fifth Avenue, Block 1608, Lot 5, Borough of Manhattan.

763-53-A—Vol. III

APPLICANT—Edward Lindstrom for Joseph and Mildred Miksch, owners.

SUBJECT—Application reopened October 11, 1960—Appeal from a decision of the Borough Superintendent re—Frame extension to existing frame dwelling.

PREMISES AFFECTED—23-59 127th Street, eastside, 50 feet north of 25th Avenue, Block 4231, Lot 9, College Point, Borough of Queens.

457-60-A

APPLICANT—Hirsch and Wexner for Joseph Lubin and Helen Eisner, owners; Car Wholesalers, Incorporated, lessee.

SUBJECT—Application June 10, 1960—Appeal from a decision of the Borough Superintendent—re review of decision of the Borough Superintendent on parking lot in residence use district as accessory to Multiple Dwelling not on same lot and application of Section 60 of the Multiple Dwelling Law.

PREMISES AFFECTED—404-408 East 49th Street, south side, 100 feet east of First Avenue, Block 1360, Lot 44, Borough of Manhattan.

568-60-A

APPLICANT—De Rose & Cavalieri for Cecil H. Williams, owner.

SUBJECT—Application July 25, 1960—Appeal from a decision of the Borough Superintendent re—frame construction, business use.

PREMISES AFFECTED—1363 Prospect Avenue, west side, 22.08 ft. north of Freeman Street, Block 2968, Lot 52, Borough of The Bronx.

577-60-A

APPLICANT—Hal I. Mirowitz for Investors Agency Incorporation, owner.

SUBJECT—Application July 27, 1960—Appeal from a decision of the Borough Superintendent, re—Frame structure.

PREMISES AFFECTED—151 Quincy Street, north side, 85 feet west of Bedford Avenue, Block 1971, Lot 35, Borough of Brooklyn.



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**578-60-A**

APPLICANT—A. H. Salkowitz for Lawnside Realty Corporation, owner.

SUBJECT—Application July 26, 1960—Filed pursuant to Multiple Dwelling Law, Section 310 for variation of Section 4, subdivision 33, of the Multiple Dwelling Law re—height.

PREMISES AFFECTED—170-60 Cedarcroft Road, south side, 109.92 feet west of Kingston Place, Block 9844, Lots 36, 42, 48 and 117, Jamaica, Borough of Queens.

**583-60-A**

APPLICANT—Ford Instrument Company, Division Sperry Rand Corporation, owner.

SUBJECT—Application July 20, 1960—Appeal from a decision of the Fire Commissioner re—permit for employees to smoke.

PREMISES AFFECTED—31-10 Thomson Avenue, southwest corner of 31st Place, Block 278, Lot 1, Long Island City, Borough of Queens.

MAX H. FOLEY, *Chairman*.

## MINUTES

### REGULAR MEETING

WEDNESDAY MORNING, NOVEMBER 9, 1960,  
10 A. M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon October 25, 1960 were approved as printed in the Bulletin of November 3, 1960, Vol. 45, No. 44.

#### 67-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Salvatore Puma, owner.

SUBJECT—Application reopened May 10, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and extension in area of an existing gasoline service station with the additional uses of lubratorium, minor auto repairs, car washing, storage room, office, sales, ground sign and parking and storage of motor vehicles in an open area for a term of fifteen (15) years.

PREMISES AFFECTED—1223-1233 (1225 official) East 233rd Street and 3900-3910 Baychester Avenue, northeast corner and 3901-3909 Dereimer Avenue, Block 4955, Lots 1, 5 and 57, Borough of The Bronx.

#### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to November 22, 1960, at 10 A. M. for decision; applicant to submit revised drawing; hearing previously closed.

#### 876-52-BZ—Vol. II

APPLICANT—Saul Goldsmith for 29 Clay Street Corporation, owner.

SUBJECT—Application reopened June 14, 1960 as Volume II—decision of the Borough Superintendent, under Sections 21 and 7c of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension to an existing factory building extending into the residence use portion of the plot and exceeding the permitted area coverage and to be used entirely for warehouse purposes.

PREMISES AFFECTED—71-08 51st Avenue and 51-01 to 51-11 71st Street, southeast corner and 51-02 to 51-10 72nd Street, Block 2460, Lots 7 and 9, Winfield, Borough of Queens.

#### APPEARANCES—

For Applicant: Saul Goldsmith.

For Opposition: Daniel J. Conlin, Vera Faulk, Mildred M. Conlin, Marion R. Nelson, Theresa Klopfer, Richard Migliorato, Rosemarie MacDowell, Richard Gundlach, George Capaccio, Theresa Bozich, Pia Gentile, Eugenia Cabrera, Robert J. MacDowell, Anthony E. Zalocki, Robert W. Bieng, Elizabeth Silber, Dalia Ceijas, Ernest Ceijas, Aida F. Lymann, Anna Luberdia and William Muller.

ACTION OF BOARD—Laid over to November 22, 1960, at 10 A. M. for inspection and decision; hearing closed.

#### 541-57-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Samuel S. Schiffer for Wally Nelson, Lillian Nelson, Hilda Folkman, Philip Nelson and Gilda Nelson, owners: United Coat, Apron and Linen Supply, lessee.

SUBJECT—Application reopened March 29, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the addition of packing and storage of linen to the public garage and motor vehicle repair shop and office uses, all uses to be for a temporary term of five (5) years.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 17/8 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

#### APPEARANCES—

For Applicant: Leonard F. Rothkrug and Samuel S. Schiffer.

For Opposition: Lee Farinsaus, Anna Kuhsel, Josephine B. Smith, Cecilia Stucihk and Etna Scheele.

ACTION OF BOARD—Laid over to November 22, 1960, at 10 A. M. for reinspection and decision; hearing previously closed.

#### 346-60-BZ

APPLICANT—Lama, Proskauer and Prober for Seymour J. Koff, owner.

SUBJECT—Application May 5, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station, rearrangement of pump islands and extend the uses to include non-automatic car washing, minor auto repairs, office, sales, utility room and parking and storage of motor vehicles.

PREMISES AFFECTED—211-221 Tapscott Street and 14-24 Dumont Avenue, southeast corner, Block 3565, Lot 30, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to November 22, 1960, at 10 A. M. for inspection and decision; hearing closed.

#### 347-60-BZ

APPLICANT—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

SUBJECT—Application May 5, 1960—decision of the Borough Superintendent, under Sections 21 and 19B (d) of the Zoning Resolution, to permit in a G-1 area district, the erection of a multiple dwelling occupying more than the permitted area, floor ratio area in excess of area permitted, with less than the required setback from the street line, less than the required outer court and less than the required parking spaces.



# MINUTES

**PREMISES AFFECTED**—118-20 to 118-34 (118-24 official) 83rd Avenue and 83-02 to 83-08 Abingdon Road, southwest corner, Block 3329, Lot 11, Kew Gardens, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph J. Perrini, S. R. Rakosi, Marcia Wachspress, Dorothy Axel, Gladys Schorr, Lillian Intner, Lilly Schwebel, Paul Strasser, Lionel Goitein, Ilse M. Alberti, Margot Hartmann, Melvin H. Intner, Jack Dadourian, Seymour Saul, H. Edward Langer, Max Block and Abraham Schwebel.

**ACTION OF BOARD**—Laid over to December 6, 1960, at 10 A.M. for hearing at the request of an objector, applicant concurring.

## 385-60-BZ

**APPLICANT**—Frederick A. Ketcher for Louis Fayne, owner.

**SUBJECT**—Application May 18, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the pleasure type for a stated term of five (5) years.

**PREMISES AFFECTED**—65 Audubon Avenue, east side, 30 feet south of West 169th Street, Block 2125, Lots 30 and 31, Borough of Manhattan.

## APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

**ACTION OF BOARD**—Laid over to November 22, 1960, at 10 A.M. for decision; applicant to file revised drawing, and statement indicating storage to be non-transient; hearing previously closed.

## 392-60-BZ

**APPLICANT**—Harry Soled for Lily LoVerdi, owner.

**SUBJECT**—Application May 19, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit on a plot, partly in a retail use district and partly in a residence use district and being partly in a D area district and partly in a D-1 area district the erection of a one story masonry storage building and the extension of the present use of the storage and sale of concrete blocks and other building material from the retail use portion into the residence use portion of the plot, said proposed new building having less than the required setback and side yard.

**PREMISES AFFECTED**—7810 Flatlands Avenue, south side, 40 feet west of East 79th Street, Block 8015, Lot 48, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

**ACTION OF BOARD**—Laid over to November 22, 1960, at 10 A.M. for inspection and decision; applicant to file revised drawings; hearing closed.

## 402-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Stanton Management, Incorporated, owner; Bomar Builders, Incorporated, lessee.

**SUBJECT**—Application May 20, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a retail supermarket, stores, accessory parking and signs, for a temporary term of twenty-five (25) years.

**PREMISES AFFECTED**—2069 Bruckner Boulevard, northwest corner of Olmstead Avenue, Block 3797, Lots 33, 42, 50, 52 and 60, Borough of the Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Laid over to November 15, 1960, at 10 A.M. for decision; applicant to file revised drawings; hearing closed.

## 419-60-BZ

**APPLICANT**—Robert Gottlieb for Marvin Harrow, owner.  
**SUBJECT**—Application May 5, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the one story brick and frame building into the residence use portion of the plot for storage of lumber, trim and similar building material and extend the parking and storage of motor vehicles into the residence portion of the site.

**PREMISES AFFECTED**—75-85 West Tremont Avenue, west side, 186.87 feet south of Kingsland Place, Block 2869, Lots 41, 43 and 45, Borough of the Bronx.

## APPEARANCES—

For Applicant: Robert Gottlieb and Marvin Harrow.

For Opposition: None.

**ACTION OF BOARD**—Laid over to November 22, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 424-60-BZ

**APPLICANT**—Maurice G. Usan for Moraine Construction Company, Incorporated, owner.

**SUBJECT**—Application May 27, 1960—decision of the Borough Superintendent under Section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the maintenance of a one family dwelling that encroaches on the required 15 foot setback from the street line.

**PREMISES AFFECTED**—82 Holly Street, west side, 420 feet south of Sparkhill Avenue, Block 848, Lot 641, Concord, Staten Island, Borough of Richmond.

## APPEARANCES—

For Applicant: Maurice G. Usan and Jacob Friedland.

For Opposition: A. A. Ragone.

**ACTION OF BOARD**—Laid over to December 13, 1960, at 10 A.M. for applicant to send new notices to affected property owners; hearing closed.

## 428-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Lesjac Realty Corporation, owner.

**SUBJECT**—Application June 1, 1960—decision of the Borough Superintendent under Sections 7e and 7f of the Zoning Resolution, to permit in a business use district, the demolition of an existing gas station and car wash and the erection of an automatic car wash with accessory gasoline pumps and tanks, all for a temporary term of fifteen (15) years.

**PREMISES AFFECTED**—1800 Southern Boulevard, east side, 170 feet north of Boston Road, Block 2984, Lot 7, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and Morris Tanzman.

For Opposition: None.

**ACTION OF BOARD**—Laid over to November 22, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 429-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Vincent Scognamiglio, owner.

**SUBJECT**—Application June 1, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the demolition of an existing gasoline service station and store and the erection and maintenance of an auto repair shop with accessory business sign, welding, transmission repairs and parking occupying more than the permitted area and without the required rear yard, all for a temporary term of fifteen (15) years.

**PREMISES AFFECTED**—2653-2661 Cropsey Avenue, north side, 25 feet east of Bay 44th Street, Block 6912, Lot 6, Borough of Brooklyn.



# MINUTES

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: George Brickfield.

ACTION OF BOARD—Laid over to November 22, 1960, at 10 A. M. at the request of an objector.

## 442-60-BZ

APPLICANT—Lama, Proskauer and Prober for Palisades Apts. Incorporated, owner.

SUBJECT—Application June 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling exceeding the allowable floor area.

PREMISES AFFECTED—2520-2540 (2530 official) Independence Avenue, south side, 160.14 feet east of Palisade Avenue, 2400-2450 Palisade Avenue and 2401-2441 Bradley Terrace, Block 3407, Lots 2, 212 and 220, Borough of The Bronx.

## APPEARANCES—

For Applicant: Alfred A. Lama and David Goldstein.

For Opposition: Osborne A. McKegney, Sinion Gallet, Max I. Levine, Forrest Johnson, Elma S. Nagle, Leona Fesch, Anna J. Robinson, Golda W. Faulkerson, Albert H. Morgan, Robert Hodes, Milton Rabinowitz, Kitty Penner, Regina S. Zobel, Gertrude Schenkel, F. Maltetgky, Rosalind Schondorf, Hilde Waring, Isidore Frust, Nathan Girel, Sam Lichstein, Gladys E. Bolskon, Roslyn Bloom and Stella Fischer.

ACTION OF BOARD—Laid over to November 29, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 1714-18-BZ—Vol. II

APPLICANT—Reginald S. Hardy for 3825 Broadway Corporation, owner.

SUBJECT—Application reopened May 24, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7b, 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, in an existing building formerly occupied as theatre and stores, previously granted by the Board, the change in occupancy of the theatre portion, to retail supermarket, with business entrance and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—3821, 3825, 3835 and 3839 Broadway, west side, from Fort Washington Avenue to West 160th Street, Block 2137, Lots 1, 7, 9 and 10, Borough of Manhattan.

## APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1960, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 22, 1960, acting on Alt. Applic. 344-60, reads:

"1. Extension of business use into a residence use district is not permitted Art. II para. 7 of the Zoning Resolution.

"2. No show windows, entrances or exits more than 3'-6" wide are not permitted within 75' of the residence use dist. Art. II para 7-A(a) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions b, c and A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7b, c and A of the Zoning Resolution, to permit in a business and residence use district, in an existing building formerly occupied as theatre and stores, previously granted by the Board, the change in occupancy of the theatre portion, to retail supermarket, with business entrance and show windows within 75 feet of a residence use district *on condition* that the building shall conform with drawings filed with this application dated April 18, 1960, 13 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 731-60-A

APPLICANT—Reginald S. Hardy for 3825 Broadway Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application September 28, 1960—appeal from a decision of the Borough Superintendent—re marquee.

PREMISES AFFECTED—3821, 3825, 3835, 3839 Broadway, west side, from Fort Washington Avenue to West 160th Street, Block 2137, Lots 1, 7, 9 and 10, Borough of Manhattan.

## APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 27, 1960 on Alt. Applic. 344-60, reads:

"Marquee on commercial building is contrary to C26-219.0(g) (1)."

and

WHEREAS, the applicant states that the building is 189 feet 10 inches, by 117 feet 8 inches, irregular in area, 2 stories, 65 feet high, of class 1 construction, located in business and residence use, B area, class 1½ height district, built in 1919; that the proposed use and occupancy will be: cellar—boiler room and storage; 1st floor—retail food market, 250 persons; 2nd floor—retail food market and offices; and

WHEREAS, the applicant states that the premises in question were the subject of an application to the Board of Standards and Appeals Calendar Number 1714-18-BZ; that on January 18, 1919 the Board granted a variance of the use district restrictions and permitted the property to be used as a theatre; that use continued to a recent date and after it was discontinued, arrangements were made to lease the property to H. C. Bohack Company, Incorporated, for use as a retail food market; that as appears from the drawings filed herein, the present theatre building has a marquee extending over a portion of the Broadway sidewalk; that the tenant proposes to permit that marquee to remain and to place the word "Bohack" on each of the sides and across the front in nonflashing illuminated sign; that no other advertising of any sort will be maintained on the marquee; that in view of the fact that the building was designed with the intent of maintaining a marquee thereon and that the present marquee has existed for approximately forty years, the applicant respectfully submit that it should be permitted to remain; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated September 27, 1960, acting on Alt. Applic. 344-60 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all requirements of the resolution adopted this day under Calendar Number 1714-



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18-BZ, Vol. II shall be complied with; that the signs on the marquee shall be limited to signs giving the name of the lessee; that the projecting present signs above the marquee shall be removed; and that a certificate of occupancy shall be obtained.

## 979-24-BZ—Vol. III

APPLICANT—Gustave Goldman for Chris Vamakatis, owner.

SUBJECT—Application reopened March 8, 1960 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension at the rear of 6918 4th Avenue for use as a check room as an accessory to the present restaurant.

PREMISES AFFECTED—6914-6920 4th Avenue, northwest corner of Ovington Avenue, Block 5872, Lots 47, 48, 49 and 50, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 27, 1960 as amended by decision dated October 3, 1960 acting on Alt. Applic. Nos. 3441-59 and 139-140-141 of 1960, reads:

"1. Proposed restaurant, bar, grill & catering within a residential district violates Article 2 Section 3 of Zone Resolutions."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension at the rear of 6918 Fourth Avenue for use as a check room as an accessory to the present restaurant *on condition* that the work shall be done in accordance with drawings filed with this application dated February 8, 1960, 6 sheets; that all laws, rules and regulations applicable shall be complied with; and that permits be obtained, work done and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 223-46-BZ

APPLICANT—Raymond J. Irrera for Ralph Intindoli, owner.

SUBJECT—Application reopened October 11, 1960 for consideration as to extension of term of variance, expired September 20, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district, the use of power driven saws.

PREMISES AFFECTED—40-16 31st Avenue, south side, 25 feet west of 41st Street, Block 678, Lot 44, Long Island City, Borough of Queens.

### APPEARANCES—

For Applicant: Raymond J. Irrera.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, on June 17, 1947 as thereafter amended through September 20, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation September 20, 1960; and

WHEREAS, this application was reopened on October 11, 1960 and set for hearing on November 9, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 9, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated August 19, 1960 acting on Alt. Applic. No. 964-45, reads:

"1. Request to extend Certificate of Occupancy for a period of five years is contrary to Board of Standards and Appeals Resolution Cal. #223-46-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1947 as amended through September 20, 1955 only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit.....; *on condition* that no material of any kind shall be kept on the sidewalk; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 429-49-BZ—Vol. III

APPLICANT—Elliot Saltzman for Mildred Robbins, owner.

SUBJECT—Application reopened July 12, 1960 as Volume III—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use district, in an existing thirteen story Multiple Dwelling, the erection of an extension to occupy the area of the inner court on every floor above the first story roof.

PREMISES AFFECTED—38 Central Park South, southside, 245 feet east of Sixth Avenue, Block 1274, Lot 64, Borough of Manhattan.

### APPEARANCES—

For Applicant: Elliot Saltzman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 4, 1960, after due notice by publication in the Bulletin; laid over to October 25, 1960 for hearing at the request of applicant to conduct negotiation; applicant to submit new drawing; then to November 9, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 18, 1960, acting on Alt. Applic. 1146-59, reads:

"A8. Proposed coverage as indicated on submitted plan. Contrary to Art. IV—Sect. 19-e of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, in view of the practical difficulty involved in



# MINUTES

providing satisfactory apartments under present conditions, the Board finds that a grant, in this case, is justified and that such grant will not adversely affect the neighborhood; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in a residence use district, in an existing thirteen story multiple dwelling, the erection of an extension to occupy the area of the inner court on every floor above the first story roof *on condition* that the work be done in accordance with drawings filed with this application dated June 13, 1960, 7 sheets, and October 20, 1960, one sheet, additional; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 358-51-BZ

APPLICATION—Kozinn, Krasner and Kozinn for Heiss and Wegmann, Inc., owner.

SUBJECT—Application reopened October 11, 1960 for consideration as to extension of term of variance, expired September 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of owner's motor vehicles being repaired.

PREMISES AFFECTED—284 East 136th Street, south side, 125 feet east of Lincoln Avenue, Block 2311, Lot 10, Borough of The Bronx.

### APPEARANCES—

For Applicant: J. J. Kozinn and John Heiss.  
For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, on October 9, 1951 as thereafter amended through September 13, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation September 13, 1960; and

WHEREAS, this application was reopened on October 11, 1960 and set for hearing on November 9, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 9, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated August 22, 1960 acting on Alt. Applic. No. 383-51, reads:

"1. The continuance of use after 9-13-60 of the parking of motor vehicles in a residence use district is contrary Art. II Sec. 3 Zon. Res. and BSA 358-51-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 9, 1951 as amended through September 13, 1955 only as to the term of the variance, so that as amended it shall read:

"extension of the term of variance granted until title is vested in the New York City Housing Authority and not for more than two (2) years from the date of this *amended* resolution, to permit . . . ; that other than as herein *amended* the resolution above cited shall be com-

plied with in all respects; and that a new certificate of occupancy shall be obtained."

## 932-54-BZ

APPLICANT—Henry Nordheim for Jacob Tutnauer, owner.

SUBJECT—Application reopened October 11, 1960 for consideration as to extension of term of variance, expired September 27, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in the retail use district, portion of lot located in a residence and retail use district, the change in occupancy of one store, to manufacturing use.

PREMISES AFFECTED—1162-1168 Colgate Avenue and 1460 Westchester Avenue, southeast corner, Block 3737, Lot 38, Borough of The Bronx.

### APPEARANCES—

For Applicant: Henry Nordheim.  
For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, on September 27, 1955 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation September 27, 1960; and

WHEREAS, this application was reopened on October 11, 1960 and set for hearing on November 9, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 9, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated August 23, 1960 acting on Alt. Applic. No. 947-54, reads:

"1. Proposed manufacturing in a retail use district is contrary to Art. II Sect. 4-A of the Z.R. and Bd. of S & A Cal. No. 932-54-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 27, 1955 only as to the term of the variance, so that as *amended* it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . . ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 968-54-BZ

APPLICANT—Joseph Platzker for Storage Realty Co. Inc., owner.

SUBJECT—Application reopened October 11, 1960 for consideration as to extension of term of variance, expired July 6, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—10 Pitt Street, east side, 125.5 feet north of Grand Street, Block 336, Lot 4, Borough of Manhattan.

### APPEARANCES—

For Applicant: Joseph Platzker.  
For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1



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## THE RESOLUTION—

WHEREAS, on July 6, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation July 6, 1960; and

WHEREAS, this application was reopened on October 11, 1960 and set for hearing on November 9, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 9, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated July 26, 1960 acting on Alt. Applic. No. 1774-54, reads:

"1. Before the application for a Certificate of Occupancy can be considered, it will be necessary to apply to the Board of Standards & Appeals for an extension of the term of variance granted under Cal. #968-54-BZ."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 6, 1955 only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution on condition that the parking lot shall be paved with gravel or clean cinders, treated with a binder and graded for proper drainage; that proper buffers shall be supplied; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 654-59-BZ

APPLICANT—Kingsway Delicatessen and Lunch Incorporated, for Joseph Fennelly, owner; Kingsway Delicatessen and Lunch, Inc., lessee.

SUBJECT—Application October 9, 1959—decision of the Borough Superintendent, under Sections 7a, 7c and 21 of the Zoning Resolution, to permit in a business and residence use C area district, the extension of the first floor of an existing building, extending the present business use into the residence portion of the plot, occupying more than the permitted area coverage with a business exit in the residence use district.

PREMISES AFFECTED—1906 Kings Highway, southside, 40 feet east of East 19th Street, Block 6782, Lot 70, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Joseph Fennelly, Sr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 13, 1960 after due notice by publication in the Bulletin; laid over to October 11, 1960 at request of applicant; hearing closed; then to October 25, 1960 for decision; applicant to submit copy of easement; then to November 9, 1960 for applicant to file revised drawings and new objection of the Borough Superintendent and for decision; and

WHEREAS, the decision of the Borough Superintendent, dated September 11, 1959 acting on Alt. Applic. No. 3749-57, reads:

"1. On a lot located partly in a residence use district and partly in a business use district the proposed extension of the building within the business and residence use areas to occupy more than the permitted area is contrary to Art. II Sec. 3 of the Zoning Res. and to Art. IV Sec. 13(b) of the Zoning Res.

"2. The proposed exit from the rear of the building

over a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution.

Note: The proposed exit from the rear of the building is over the property of the adjoining owners without an easement of record or the consent of the owners."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7a, 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district, the extension of the first floor of an existing building, extending the present business use into the residence portion of the plot, occupying more than the permitted area coverage, with a business exit in the residence use district on condition that the work be done in accordance with drawings filed with this application dated June 23, 1960, five sheets, and November 7, 1960, one sheet revised; that the application insofar as it relates to Objection No. 2 of the decision of the Borough Superintendent, dated September 11, 1959, acting on Alt. App. 3749-57 is withdrawn; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 898-59-BZ

APPLICANT—Lama, Proskauer and Prober for Giamboi Brothers Incorporated, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use D area district, the construction of a one story extension on the rear of building No. 1 and a one story building of Class 3 construction in the residence use portion of the plot without the required rear yard and exceeding the permitted area coverage for use of storage of plastering equipment and plastering material and storage of five (5) owners trucks in conjunction with the two present buildings on the same plot now used for office, storage of building materials, loading and unloading and storage of employees and customers cars which in the aggregate constitute garage units for more than five (5) motor vehicles.

PREMISES AFFECTED—2502-2508 Coney Island Avenue, (rear building) west side, 100.36 feet south of Avenue V. Block 7159, Lots 120 and 197, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Deana Mandell.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 27, 1960 after due notice by publication in the Bulletin; laid over to October 11, 1960 for inspection and decision; hearing closed; applicant to check dimensions showing use limits; then to October 25, 1960 for decision; applicant to submit revised drawings; then to November 9, 1960 at the request of the applicant to file completed revised drawings and for decision; and



# MINUTES

WHEREAS, the decision of the Borough Superintendent, dated December 23, 1959 acting on N.B. Applic. No. 1374-59, reads:

"3. Proposed building in the residence portion of plot to be used for storage of plastering equipment, plastering materials and storage of five (5) owner's trucks in conjunction with present buildings on the same plot which are being used as office and storage of building materials, loading, unloading and parking of employee's and customers' cars in a plot located partly within a Business Use District and partly within a Residence Use District is contrary to Art. II Section 3 of the Zoning Resolution.

4. Provide proper rear yard for building in a Residence Use District and "D" Area District as required by Art. IV Section 14(a) and Section 17 of the Zoning Resolution.

5. Proposed structure exceeds the permitted area coverage in a "D" Area District as required by Art. IV Section 14(c) of the Zoning Resolution.

6. In a plot partly within a Business Use District and partly within a Residence Use District the facilities available for parking and storage of trucks and cars exceeds five (5) and therefore contrary to Art. II Section 4(a) subsection 15 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7 Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21 of the Zoning Resolution to permit in a business and residence use D area district, the construction of a one story extension on the rear of building No. 1 and a one story building of Class 3 construction in the residence use portion of the plot without the required rear yard and exceeding the permitted area coverage for use of storage of plastering equipment and plastering material and storage of five (5) owners trucks in conjunction with the two present buildings on the same plot now used for office, storage of building materials, loading and unloading and storage of employees and customers cars which in the aggregate constitute garage units for more than five (5) motor vehicles *on condition* that the work be done in accordance with drawings filed with this application dated December 29, 1959, 3 sheets, and October 29, 1960, 2 sheets revised; on the *further condition* that the exit door on the north side of the extension, as shown on the drawings, be omitted; that the exterior of the new extended portion of the building be of face brick; that all storage be confined to the building; that the areas along Avenue V and East 8th street, as shown on the drawings shall be landscaped and planted with trees not less than four inches in diameter and located not more than twenty feet apart; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 349-60-BZ

APPLICANT—Patrick D. Concagh for Roman Homes, Incorporated, owner.

SUBJECT—Application May 6, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of the subject premises for the parking and storage

of more than five (5) motor vehicles of the passenger car type for a temporary term of five (5) years.

PREMISES AFFECTED—790-798 Garden Street, south side, 90.44 feet west of Southern Boulevard, Block 3112, Lot 38, Borough of The Bronx.

## APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: Anna Nernandez.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1960 after due notice by publication in the Bulletin; laid over to November 9, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 3, 1960 acting on Alt. Applic. No. 339-60, reads:

"1. Proposal to change the use of subject premises (located in a Residence Use District) from vacant land to parking and storage of more than five (5) motor vehicles and attendant's shelter is contrary to Art. II Sect. 3 of the Zoning Resol."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, to permit in a residence use district, the maintenance of the subject premises for the parking and storage of more than five motor vehicles of the passenger car type for a temporary term of five years, *on condition* that the work shall conform with drawings filed with this application dated May 6, 1960, 3 sheets; that the premises shall be used for non-transient storage only, with keys assigned to the people renting space, and the gates shall be locked; that the plot shall be paved with clean cinders or gravel, treated with a binder and graded to provide proper drainage; that there shall be a hedge planted inside the fence along Garden Street; that signs shall be limited to those required by the License Department; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 369-60-BZ

APPLICANT—Herbert Tannenbaum for Leefar Construction Corporation, owner; Safeway Stores, Incorporated, lessee.

SUBJECT—Application May 12, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of the patron parking from the business portion into the residence portion of the plot.

PREMISES AFFECTED—74-39 Jamaica Avenue, north-east corner of Dexter Court, Block 8835, Lot 1, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: Murray Charnin and Peter J. Jacoby.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1



# MINUTES

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 18, 1960 after due notice by publication in the Bulletin; laid over to November 9, 1960 for inspection and decision; applicant to submit revised drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 21, 1960 acting on N.B. Applic. No. 4574-59, reads:

"1. The proposed extension of the patron parking use into the Res. portion of the lot is contrary to Art. II Sec. 3 Zone Res."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c, to permit in a retail and residence use district, the extension of the patron parking, from the business portion, into the residence portion of the plot, on condition that the work shall be done in accordance with drawings filed with this application dated May 12, 1960, 4 sheets and October 27, 1960, 1 sheet revised; on further condition, that the curb cut on Dexter Court shall be located 10 feet from the intersection with the Jamaica Avenue front; that the 10 foot buffer strip shall be mowed and planted with shrubbery; that there may be two 10 foot curb cuts on Jamaica Avenue if owner so desires; that the existing fence along the north property line shall be maintained; that all laws, rules and regulations applicable shall be complied with; and that all permits, including certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 8-60-BZ

APPLICANT—Casale and Nowell for Edward D. Stone, owner.

SUBJECT—Application May 20, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use, B area, 1½ height district, the extension of the use of architect's office, previously granted by the board, to include the fifth (5) floor.

PREMISES AFFECTED—7 East 67th Street, north side, 175 feet east of Fifth Avenue, Block 1382, Lot 8, Borough of Manhattan.

## APPEARANCES—

For Applicant: A. F. Gunther.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1960, after due notice by publication in the Bulletin; laid over to November 9, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 22, 1960, acting on Alt. Applic. 1501-59, reads:

"A2—Proposed occupancy of the fifth floor for business use in a residence district is contrary to Article II Section 3 of the Zoning Resolution and resolution adopted by the Board of Standards and Appeals December 15, 1959 acting on Cal. #677-59BZ."

WHEREAS, the premises and surrounding are were inspected by a committee of the Board and the committee

recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7 c of the Zoning Resolution, to permit in a residence use, B area, 1½ height district, the extension of use of previously granted architect's office to include the fifth floor on condition that the work conform with drawings filed with this application dated May 20, 1960, six sheets; that this variance, which is to be co-terminous with the variance granted by the Board under Cal. No. 677-59-BZ shall extend to December 15, 1974; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 409-60-A

APPLICANT—Casale and Nowell for Edward D. Stone, owners.

SUBJECT—Application May 20, 1960—appeal from a decision of the Borough Superintendent—re Class III Commercial bldg.,—stair enclosure, fifth floor.

PREMISES AFFECTED—7 East 67th Street, north side, 175 feet east of Fifth Avenue, Block 1382, Lot 8, Borough of Manhattan.

## APPEARANCES—

For Applicant: A. F. Gunther.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 22, 1960 on Alt. Applic. 1501-59, reads:

"C-9 Proposed occupancy of fifth floor in a Class III commercial building is contrary to 4.2.1. BC (C26-254.0 A.C.).

C-10 Provide a stair enclosed with walls or partitions having a fire-resistive rating of at least two hours as per (6.4.1.8.1.) BC (C26-292.0 h) AC."

and

WHEREAS, the applicant states that the building is 25 feet by 98 feet 4 inches in area, 5 stories, 58 feet 6 inches high, of class 3 construction, located in residence use, B area, class 1½ height district, built in 1881, now being altered for the following use, substantially in accordance with Alt. Applic. 1501-59: cellar—exhibition room, blue print room and boiler room, 1 person; 1st floor—lobby, office and drafting room, 7 persons; 2nd floor—conference room and offices, 7 persons; 3rd floor—drafting room, 23 persons; 4th floor—drafting room, 17 persons; 5th floor—drafting room, 12 persons; and

WHEREAS, the applicant states that the above captioned premises was the subject of Cal. No. 677-59-BZ and under that appeal the Board of Standards and Appeals adopted a resolution which permitted the building to be occupied as an architect's office and drafting rooms in a residence district; that one of the conditions of the resolution was that the top, or 5th floor, shall not be occupied; that since the aforementioned resolution, the plans have been approved by the Department of Buildings, a building permit has been issued and the alteration work commenced; that the owner has gone to great expense to reinforce the floor framing in order to meet the live load requirements of an office occupancy; that an amended 5th floor plan was recently submitted to the Department of Buildings showing that floor to be occupied as a drafting room; that this proposal was



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denied, as such occupancy is contrary to the Zoning Resolution and the building code; that it is the applicant's belief that a safer condition will be provided for the entire building if the 5th floor was now occupied than if it were vacant and sealed off as originally proposed; that the contemplated alteration completely removes all partitions, thereby eliminating the rooms and closets where a hazard could be breeding without detection by the occupants on the floors below; that the partitions for the stair enclosure on all floors will be fire retarded on both sides with gypsum plaster on rock lath; that all openings thereon will be protected with  $\frac{3}{4}$  hour fireproof doors and assemblies with self-closing hinges; that these materials provide a fire resistive rating of one hour; that in addition, the entire enclosure from street to roof will be further protected by an existing sprinkler system; that this sprinkler installation was installed in compliance with Section 187 of Multiple Dwelling Code; and

WHEREAS, the premises was inspected by a committee of Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated April 22, 1960, acting on Alt. App. 1501-59, Objection Nos. C-9 and C-10 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all the requirements of the resolution adopted this day under Cal. No. 408-60-BZ be complied with; that the stair enclosure shown be not less than one-hour construction; that the stair enclosure be sprinklered throughout; that the doors leading to the stairway be fireproof self-closing doors; and that a certificate of occupancy be obtained.

## 430-60-BZ

APPLICANT—James Whitford, Jr. for Frank DeStasio, owner.

SUBJECT—Application May 24, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story and cellar building for use as a funeral establishment and use of the unbuilt upon portion of the premises for accessory parking.

PREMISES AFFECTED—2819 Hylan Boulevard and 535 Tysens Lane, northwest corner, Block 4256, Lot 34, New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: James Witford, Jr. and Donald Rowe.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1960, after due notice by publication in the Bulletin; laid over to November 9, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 3, 1960, acting on N.B. Applic. 872-59, reads:

"1. Proposed erection of a Funeral Home and parking for customer's cars, located in a residence use district, is contrary to Article II, paragraph 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application

be and it hereby is *granted* under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one-story and cellar building for use as a funeral establishment and use of the unbuilt upon portion of the premises for accessory parking, for a period of twenty years, *on condition* that the work be done in accordance with drawings filed with this application dated October 28, 1960, eight sheets, revised; that a 2-foot 6-inch high brick wall on a concrete foundation, with an iron picket fence above, with a total height of 5-feet 6-inches shall be constructed along Tysens Lane and along the northwest lot line; that there shall be a hedge planted inside this fence; that there may be a free standing sign, which may be illuminated, not exceeding five square feet in area erected on the lawn; that all vehicular entrance and egress shall be limited to Hylan Boulevard; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 431-60-A

APPLICANT—James Whitford, Jr. for Frank DeStasio, owner.

SUBJECT—Application May 24, 1960—filed pursuant to Section 35 of the General City Law re—curb cuts in bed of mapped street, proposed widening of Tysens Lane.

PREMISES AFFECTED—2819 Hylan Boulevard and 535 Tysens Lane, northwest corner, Block 4256, Lot 34, New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: James Whitford, Jr. and Donald Rowe.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commisisoner Fox and Commissioner Becker ..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

## 461-60-BZ

APPLICANT—Harry Silverman for Emma T. Giordano and Raffalo Giordano, Executors and Trustees of Estate of Tommaso Giordano; Shell Oil Company, lessee.

SUBJECT—Application June 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs with hand tools only, car washing, office, sales and parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2243-2251 (2245 official) Southern Boulevard and 800-808 Garden Street, southwest corner, Block 3112, Lot 41, Borough of The Bronx.

APPEARANCES—

For Applicant: H. Silverman.

For Opposition: Edward Hoffman for Park Dept.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1960 after due notice by publication in the Bulletin; laid over to November 9, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 7, 1960 acting on N.B. Applic. No. 820-60, reads:

"1. Proposal to erect a gasoline station on subject premises (located in a Residence Use District) and to be used for 'gasoline and oil selling station, lubricatorium, minor repairs with hand tools, car washing by hand office, sales, parking and storage of more than 5 motor



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vehicles is contrary to Art. II Sect. 3 of the Zoning Resolution."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Applic. 820-60, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 464-60-BZ

APPLICANT—Carl H. Salminen for D. B. Hawkins, owner.

SUBJECT—Application June 17, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar extension to an existing building extending from the retail use into the residential use portion of the plot to be used as a garage and extension of the present funeral establishment with parking for employees and patrons in the unoccupied area.

PREMISES AFFECTED—214-43 39th Avenue and 38-26 to 38-40 215th Street, northwest corner, Block 6240, Lot 39, Bayside, Borough of Queens.

### APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1960 after due notice by publication in the Bulletin; laid over to November 9, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 17, 1960 acting on Alt. Applic. No. 756-60, reads:

"1. Proposed one story masonry extension, to be used as garage for funeral cars, funeral chapels & waiting rm., to an existing frame building, being used as funeral home, undertakers establishment, loading & unloading & dwelling, extending into a residence use district is contrary to Article II Sec. #3 of the Zoning Resolution.

2. Proposed open parking area for employees and customers cars only constitutes a business use in a residence use district and is contrary to Article II Sec. #3 of the Zoning Resolution.

3. Proposed curb cuts for business use in a residence use district is contrary to Article II Sec. #3 of the Zoning Resolution."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a retail and residence use district, the erection of a one story and cellar extension to an existing building extending from the retail use into the residential use portion of the plot, to be used as a garage and extension of the present funeral establishment, with parking for employees and patrons in the unoccupied area, *on condition* that the work shall conform with drawings filed with this application dated June 17, 1960, 10 sheets; that the present hedge along the north-erly lot line shall be removed and replaced with a split

sapling fence 6 feet high; that the split sapling fence shall be returned along the 215th Street building line for 20 feet; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 525-60-BZ

APPLICANT—Murray L. White and E. J. Cappello, Associates, for Murray J. Shainis, owner.

SUBJECT—Application July 11, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling and two car garage to a two family dwelling and two car garage.

PREMISES AFFECTED—157-11 9th Avenue, north side, 100 feet east of 157th Street, Block 4554, Lot 29, White-stone, Borough of Queens.

### APPEARANCES—

For Applicant: Murray L. White.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1960 after due notice by publication in the Bulletin; laid over to November 9, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 28, 1960 acting on Alt. Applic. No. 1359-60, reads:

"1. The proposed conversion from a one family dwelling to a two family dwelling in a Res. use G-1 area district is contrary to Art. 4 Sec. 16C(a) of the Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a G-1 area district, the conversion of a one family dwelling and two car garage, to a two family dwelling and two car garage, *on condition* that the building shall comply with drawings filed with this application dated July 11, 1960, 9 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 530-60-A

APPLICANT—Murray J. White for Murray J. Shainis, owner.

SUBJECT—Application July 11, 1960—appeal from a decision of the Borough Superintendent re—frame dwelling, attic for living purposes.

PREMISES AFFECTED—157-11 9th Avenue, north side, 100 feet east of 157th Street, Block 4554, Lot 29, White-stone, Borough of Queens.

### APPEARANCES—

For Applicant: Murray L. White.

ACTION OF BOARD—Appeal granted on condition.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 28, 1960 on Alt. Applic. 1359-60, reads:

"2—The use of the attic in a frame two story 2 family dwelling for living purposes is contrary to Sec. 4.2.1 of the Administrative Code."

and

WHEREAS, the applicant states that the building is 28 feet by 53 feet in area, 2½ stories, 29 feet 3 inches high, of class 4 construction, located in residence use, G-1 area, class 1 height district, built in 1956, now used and occupied since 1957: 1st floor—boiler room and 2 car garage; 2nd floor—1 family; attic—1 family dwelling; and

WHEREAS, the applicant states that the exterior walls on the 1st floor are of brick veneer and concrete block construction and on the 2nd floor are of brick veneer and stud wall construction; that the attic consists primarily of wood shed dormers with exterior walls of 2 by 4 studs 16 inches on center, covered on the outside with wood sheathing, felt and cedar shingles and siding; that all of the interior walls and partitions are plastered with rock lath and gypsum plaster; that the building was completed on May 22, 1956 and a Certificate of Occupancy #Q109635 for a one family dwelling was issued on May 28, 1956; that in this building only 2 stories, namely the 2nd and attic floors are used for human occupancy in the legal sense of the term; that the 1st floor areas are for accommodation uses only, and not for living purposes; that the use of this building therefore complies with Section C26-536.0 of the Administrative Code, which states among other things that "It shall be unlawful to use more than 2 stories for living quarters in 2 family residence buildings"; that it is not the intent of the Administrative Code to apply Section C26-254.0 so as to prevent the use of attic floor space (particularly buildings of this character) for human occupancy in 2 family dwellings; that this interpretation has been used by the Department of Buildings for many years past; that so much so that in 1941, Commissioner Bernard J. Gilroy issued an order to permit the use of attic spaces for living purposes provided a ladder from the ground to the attic which was installed; that adjoining the premises to the west, on the northeast corner of 157th Street, is a 2½ story, 2 family dwelling, with a fire escape to the attic; that back to back with the premises, facing Powells Cove Boulevard (157-12), is a 2½ story frame legal four family dwelling with a fire escape to the attic; that No. 158-02 Powells Cove Boulevard on the same block, 80 feet to the east of the latter 4 family dwelling, is a 2½ story 2 family frame dwelling approved in 1932 with the use of the attic floor without a ladder; that across the street from the premises is a 2½ story frame dwelling and 2 attached 3 story frame dwellings, all with legal 2 family occupancies and without ladders to the attic and 3rd floors respectively; that there are numerous other 2½ story frame two family dwellings in the surrounding area with approved uses of the attic, some with and some without ladders; that the fire hazard in the building on the premises is considerably less than in the 2½ story frame buildings above mentioned; that as the 1st floor of the premises is of non-fireproof construction, the 2nd floor exterior walls are brick veneered against stud walls leaving only the attic floor of exposed frame construction; that this building may, to all intents and purposes, be considered a 1½ story frame building, with a cellar of non-fireproof construction; that the cellar which happens to be a 1st floor legally, is only a coincidence; that it was not the intent of the lawmakers to penalize excellent structures of this character, only one-third of which is really of frame construction, to be governed by laws designed for more hazardous occupancy; that this type of structure merits a separate category with much less strin-

gent rules applied to it, than is now applied to completely exposed frame structures; that this is probably an error of omission in the Administrative Code, which may some day be corrected; that this building was purchased solely because of the existence of the complete apartment on the attic floor; that a high price was paid for it primarily from the proceeds of U. S. Government Insurance monies paid to Mr. and Mrs. Gertler after the death of their son; that the value of this building would depreciate should the use of the attic floor be prohibited; that the owners in such event would have to move from the premises and sell the building at a considerable loss; and

WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, dated June 28, 1960, acting on Alt. Applic. 1359-60, Objection No. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, *an condition* that all the requirements of the resolution adopted this day under Cal. No. 525-60-BZ shall be complied with; that a legal fire escape shall be provided on the rear of the building; and that a certificate of occupancy shall be obtained.

Adjourned 12:45 P.M.

JAMES P. MULROY, *Secretary*.

## REGULAR MEETING

WEDNESDAY AFTERNOON, NOVEMBER 9, 1960,  
2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

### 198-60-A

APPLICANT—Phoenix Lighting Fixture Company Incorporated, for Bush Terminal Bldgs. Company owner; Phoenix Lighting Fixture Co., Inc., lessee.

SUBJECT—Application March 16, 1960—Appeal from a decision of the Fire Commissioner re—installation of a Ransburg #2 Process Electro-Spray Painting System. Building #20.

PREMISES AFFECTED—167 41st Street, northwest corner of Second Avenue, Block 711, Lot 20, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Irving Tetenbaum.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated February 17, 1960, reads:

"Your request for the installation of a Ransburg No. 2 Process Electro-Spray Painting System at premises 167 41st Street, Brooklyn is disapproved."

and

WHEREAS, the applicant states that the building is 440 feet by 150 feet in area, 8 stories, 110 feet high, of Class 1 construction, located in unrestricted use, A area, Class 2 height district, built in 1914, now used and occupied since 1914: basement—warehouse, pipe and plumbing supplies; 1st floor—warehouse, pipe and plumbing supplies, 20 persons; 2nd floor—manufacturing of cork bottle caps, 60 persons; 3rd and 4th floors—warehouse—groceries, 15 persons each floor; 5th floor—vacant; 6th floor—card processing—printers, 12 persons; 7th floor—manufacturing of gas meters, 80 persons; 8th floor—textiles, 20 persons and wholesaler and warehouse of groceries, 5 persons; substantially in accordance with Certificate of Occupancy #85160, issued November 26, 1937; that the proposed use will be the same, except 5th floor will be occupied by the applicant; 5th floor—manufacturing lighting fixtures, 40 persons; and



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WHEREAS, the applicant states that this is an appeal from the decision of the Fire Department of the City of New York, denying permission to install the Ransburg No. 2 Process Electrostatic Spray System in premises 167 41st Street, Brooklyn, 5th floor, which premises are occupied by the applicant as lessee; that the proposed installation is the same installation referred to in 3 matters heretofore before the Board of Standard & Appeals; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated February 17, 1960, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building and installations shall conform with drawings filed with this appeal dated March 16, 1960, 3 sheets and June 16, 1960, 1 sheet; and that all laws, rules and regulations applicable shall be complied with.

## 596-60-A

APPLICANT—Albert Melniker for David Steinberg and Sons and Harry Steinberg, owners.

SUBJECT—Application August 5, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Dora Street.

PREMISES AFFECTED—35 Dora Street, north side, 325.11 feet west of Woolley Avenue, Block 472, Lot 72, Westerleigh, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                    |   |
|----------------------------------------------------------------------------------------------------|---|
| Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... | 4 |
| Negative .....                                                                                     | 0 |
| Absent: Commissioner Sleeper .....                                                                 | 1 |

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 22, 1960 on N.B. Applic. 745-60, reads:

"1. Proposed building is on a lot not located on a legal city street, proposed construction is contrary to Article 3, Section 36 of the General City Law."

and  
WHEREAS, the applicant states that the premises is presently vacant, located in residence use, E area, class 1 height district, that the proposed use and occupancy will be: 1 family residence and 1 car off-street building; and

WHEREAS, the applicant states that the property on which the proposed house is to be erected was purchased from the City of New York in an IN REM sale on February 18, 1960; that the sales price to the City of New York was approximately \$85. per front foot with a 46 foot lot representing a \$3900 cost to the owner for unimproved property; that in addition to the above cost, the owner must spend monies for sewer connection to connect to a private sewer in the street, not installed by the City of New York and in addition is subject to costs and charges or assessments for sidewalks, curbs and street paving; that this would indicate that the cost of the property and the obligations are such as to make the property immediately available for building; that however, due to a recent interpretation by the Department of Buildings, Borough of Richmond, it was decided by the Superintendent of Buildings that no permits would be issued where final mapped streets are not available; that this has prevented the issuance of a permit for the construction of this one family house on the property in question; that it is further emphasized that the street in question, Dora Street, has in addition to the privately installed sewer; gas installed by the Brooklyn Union Gas Company; electricity installed by the Con Edison Company; and water installed by the City of New York, as well as telephone installed by the New York Telephone Company; that because of the desirable location for residential purposes the owner and builder was immediately requested to sign a contract for the sale of this proposed use with the further understanding that this house would

be available for occupancy in the Fall of 1960; that the ruling by the Superintendent of Buildings, Borough of Richmond has created a hardship for the owner and builder.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 745-60, Objection No. 1 be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the building and premises shall conform with drawings filed with this appeal dated August 5, 1960, 2 sheets; on further condition, that if it is necessary to perform work at some future date to conform to the legal grade, the expense of such work shall be borne by the owner; and that a Certificate of Occupancy shall be obtained.

## 597-60-A

APPLICANT—Albert Melniker for David Steinberg and Sons and Harry Steinberg, owners.

SUBJECT—Application August 5, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Dora Street.

PREMISES AFFECTED—43 Dora Street, north side, 86.34 feet east of Crystal Avenue, Block 472, Lot 76 Westerleigh, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                    |   |
|----------------------------------------------------------------------------------------------------|---|
| Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... | 4 |
| Negative .....                                                                                     | 0 |
| Absent: Commissioner Sleeper .....                                                                 | 1 |

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1960 on N.B. Applic. 952-60, reads:

"1—Proposed building is on a lot not located on a legal city street. Proposed construction is contrary to Article 3, Section 36 of the General City Law."

and

WHEREAS, the applicant states that the site is presently vacant, located in residence use, E area, class 1 height district; that the proposed use will be: 1 family and 1 car off-street parking; and

WHEREAS, the applicant states that the property on which the proposed house is to be erected was purchased from the City of New York in an IN REM sale on February 18, 1960; that the sales price to the City of New York was approximately \$85 per front foot with a 46 foot lot representing a \$3,900 cost to the owner for unimproved property; that in addition to the above cost, the owner must spend monies for sewer connection to a private sewer in the street, not installed by the City of New York and in addition is subject to costs and charges for assessments for sidewalks, curbs and street paving; that this would indicate that the cost of the property and the obligations are such as to make the property immediately available for building; that however, due to a recent interpretation by the Department of Buildings, Borough of Richmond, it was decided by the Superintendent of Buildings that no permits would be issued where final mapped streets are not available; that this has prevented the issuance of a permit for the construction of this one family house on the property in question; that it is further emphasized that the street in question, Dora Street, has in addition to the privately installed sewer; gas installed by the Brooklyn Union Gas Company; electricity installed by the Con Edison Company; and water installed by the City of New York, as well as telephone installed by the New York Telephone Company; that because of the desirable location for residential purposes the owner and builder was immediately requested to sign a contract for the sale of this proposed house with the further understanding that this house would be available for occupancy in the Fall of 1960; that the ruling by the Superintendent of Buildings, Borough of Richmond has created a hardship for the owner and builder.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 952-60, Objection No. 1 be and it hereby is *modified* under the powers vested in the Board



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by Section 36 of the General City Law, and that the appeal be and is hereby is *granted, on condition* that the building and premises shall conform with drawings filed with this appeal dated August 5, 1960, 2 sheets; on further condition, that if it is necessary to perform work at some future date to conform to the legal grade, the expense of such work shall be borne by the owner; and that a Certificate of Occupancy shall be obtained.

## 598-60-A

APPLICANT—Albert Melniker for David Steinberg and Sons and Harry Steinberg, owners.

SUBJECT—Application August 5, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Dora Street.

PREMISES AFFECTED—15 Dora Street, north side, 139.11 feet west of Woolley Avenue, Block 472, Lot 64, Westerleigh, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1960 on N.B. Applic. 951-60, reads:

"1—Proposed building is on a lot not located on a legal city street. Proposed construction is contrary to Article 3, Section 36 of the General City Law."

and

WHEREAS, the applicant states that the site is presently vacant in area, located in residence use, E area and class 1 height district; that the proposed use will be: 1 family residence and 1 car off-street parking; and

WHEREAS, the applicant states that the property on which the proposed house is to be erected was purchased from the City of New York in an IN REM sale on February 18, 1960; that the sale price to the City of New York was approximately \$85 per front foot with a 46 foot lot representing a \$3,900 cost to the owner for unimproved property; that in addition to the above cost, the owner must spend monies for sewer connection to connect to a private sewer in the street, not installed by the City of New York and in addition is subject to costs and charges for assessments for sidewalks, curbs and street paving; that this would indicate that the cost of the property and the obligations are such as to make the property immediately available for building; that however, due to a recent interpretation by the Department of Buildings, Borough of Richmond, it was decided by the Superintendent of Buildings that no permits would be issued where final mapped streets are not available; that this has prevented the issuance of a permit for the construction of this one family house on the property in question; that it is further emphasized that the street in question, Dora Street, has in addition to the privately installed sewer; gas installed by the Brooklyn Union Gas Company; electricity installed by the Con Edison Company; and water installed by the City of New York, as well as telephone installed by the New York Telephone Company; that because of the desirable location for residential purposes the owner and builder was immediately requested to sign a contract for the sale of this proposed house with the further understanding that this house would be available for occupancy in the Fall of 1960; that the ruling by the Superintendent of Buildings, Borough of Richmond has created a hardship for the owner and builder.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Applic. 951-60, Objection No. 1 be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the building and premises shall conform with drawings filed with this appeal dated August 5, 1960, 2 sheets; on further condition, that if it is necessary to perform work at some future date

to conform to the legal grade the expense of such work shall be borne by the owner; and that a Certificate of Occupancy shall be obtained.

## 42-59-A—Vol. II

APPLICANT—Charles M. Shapiro for E. B. Realty Corp., owner; Mareth Steel Corp., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—Appeal from a decision of the Borough Superintendent previously withdrawn—re Use of Paint Drying Oven not approved, for use.

PREMISES AFFECTED—110-118 50th Street, southeast corner of 1st Avenue, Block 788, Lots 9 and 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elliot S. Shapiro.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

## 88-60-A

APPLICANT—Robert Kaplan for Mary Siegel, owner; Purdue Frederick Company, lessee.

SUBJECT—Application February 11, 1960—Appeal from a decision of the Borough Superintendent, re—Class 1 construction, factory—fire escape from cellar, use of wood studs and partitions.

PREMISES AFFECTED—135 Christopher Street, north side, 98 feet, 7 inches, east of Greenwich Street, Block 630, Lot 51, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Taken off dismissal list and set for hearing December 6, 1960, 2 P. M.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

## 248-60-A

APPLICANT—Towers Nursing Home for Towers Associates, owner; Anne Weiss, Jeanette Leifer, lessee.

SUBJECT—Application April 1, 1960—Appeal from an order and decision of the Fire Commissioner re—install wet automatic sprinkler system etc.

PREMISES AFFECTED—455-461 Central Park West, west side, from West 106th Street to West 105th Street, 2-28 West 106th Street and 1-31 West 105th Street, Block 1841, Lot Part of 23, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Taken off the Dismissal List and set for hearing on December 6, 1960, at 2:00 P. M. Applicant to submit new drawings to the Fire Dep't. and obtain a new decision.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

## 240-60-A

APPLICANT—Philip Freshman for Estorbrook Electric Corporation, owner.

SUBJECT—Application March 31, 1960—Appeal from a decision of the Borough Superintendent—re—enclosed stairs.

PREMISES AFFECTED—156-160 Flushing Avenue, south side, 82 feet, 8 1/8 inches east of Vanderbilt Avenue, Block 1872, Lot 26, Borough of Brooklyn.



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## APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Laid over to November 29, 1960, at 2 P. M. for inspection and decision; applicant to file new drawings; hearing closed.

## 399-60-A

APPLICANT—Olvan, Eisner and Donnelly for Carnival Spraying Company, Incorporated, sub-lessee; 144-152 Associates, owner; 144 Holding Corporation, lessee.

SUBJECT—Application May 24, 1960—Appeal from a decision of the Fire Commissioner re-Spray Painting System.

PREMISES AFFECTED—144 West 27th Street, south side, 232.4 feet east of 7th Avenue, Block 802, Lot 67, Borough of Manhattan.

## APPEARANCES—

For Applicant: Irving Tetenbaum.

ACTION OF BOARD—Laid over to December 6, 1960, at 2 P. M. for decision; applicant to file drawings with the Building Department showing the entire floor plan including all equipment in connection with the spray painting system and obtain a new and complete decision; hearing previously closed.

## 519-60-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Steingut for Forty Fifth Street Associates, owner; 45 West 45th Street Corporation, lessee.

SUBJECT—Application July 8, 1960—Appeal from a decision of the Borough Superintendent—re unlawful use under C. O. 7656.

PREMISES AFFECTED—41-47 West 45th Street, north side, 363 feet 9 inches east of Avenue of the Americas, Block 1261, Lot 16, Borough of Manhattan.

## APPEARANCES—

For Applicant: David I. Shivitz and Max Siegal.

For Administration: Alfonso Duarte and Harold Swallow, Dept. of Buildings.

ACTION OF BOARD—Laid over to November 22, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 599-60-A

APPLICANT—Albert Melniker for Joseph Esposito, owner.

SUBJECT—Application August 5, 1960—Appeal from a decision of the Borough Superintendent re—swimming pool.

PREMISES AFFECTED—215 Naughton Avenue, north side, 84.38 feet east of Husson Street, Block 3549, Lot 122, Grant City, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Laid over to November 22, 1960, at 2 P. M. for inspection and decision; applicant to submit additional drawing; hearing closed.

## 627-60-A

APPLICANT—Crinnion and Crinnion for M. J. P. Corporation owner.

SUBJECT—Application August 17, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation Section 34 subdivision 6 of the Multiple Dwelling Law re—cellar apartment-yard.

PREMISES AFFECTED—12 East 213th Street, south side, 50.02 feet west of DeKalb Avenue and 100.03 feet east of Jerome Avenue, Block 3329, Lot 56, Borough of The Bronx.

## APPEARANCES—

For Applicant: Edward T. Crinnion.

ACTION OF BOARD—Laid over to November 22, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 83-48-BZ

APPLICANT—Peggy Cooney for Glen Oaks Shopping Center, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting the extension of a business use district (stores, bank and theatre) into the residence use district and under Section 7e of the Zoning Resolution, permitting the proposed erection and maintenance of a gasoline service station for a term of 15 years and under Section 7h of the Zoning Resolution, permitting the proposed extension of the parking of more than five motor vehicles into the residence use district and under Section 21 of the Zoning Resolution as a temporary variance as to extension of area pending approval of new street layout of Board of Estimate.

PREMISES AFFECTED—256-31 to 258-15 Union Turnpike, northwest side 255th and 260th Streets, Block 8513, Lot 2, Bellerose, Borough of Queens.

## APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1948, on certain conditions; and

WHEREAS, plans and working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on February 8, 1949; and

WHEREAS, the resolution was last amended on December 8, 1959; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 29, 1948, as amended through December 8, 1959 by adding thereto:

"that the three existing concrete islands and parkway type pumps may be replaced with two new concrete islands with two approved modern low type pumps on each island, substantially as shown on revised drawing dated October 4, 1960, one sheet, on condition that other than as herein amended the resolution above cited shall be complied with in all respects." (Misc App 272/60)

## 928-48-BZ—Vol. III

APPLICANT—Reginald S. Hardy for Bohack Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a retail-restricted retail and residence use district, the erection of a retail supermarket with the unbuilt portion of the plot used for the parking of cars of customers and employees.

PREMISES AFFECTED—249-20 Northern Boulevard, southwest corner of Marathon Parkway, Block 8215, Lots 24, 224 and part of Lot 12, Little Neck, Borough of Queens.

## APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on November 4, 1959, on certain conditions; and



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WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 4, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 826/59)

## 39-57-BZ

APPLICANT—Paul Friedman for Drawwood Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 27, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, minor repairs with hand tools only, office and sale of auto accessories and parking and storage of more than 5 motor vehicles with business entrance, signs and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—2444-2454 86th Street and 2-12 Bay 38th Street, southwest corner, Block 6865, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 17, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on October 27, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 17, 1957, as *amended* through October 27, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 2521/56)

## 69-57-BZ

APPLICANT—Lama, Proskauer & Prober for Northern Auto Laundries, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business and residence use district, the extension of the present auto laundry, office and open parking lot for more than five motor vehicles to include the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs and office and sales for the stated term of 15 years.

PREMISES AFFECTED—150-02 to 150-10 Northern Boulevard and 37-01 to 38-03 150th Street, southeast corner, Block 5032, Lot 18, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 19, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on November 10, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 19, 1957, as *amended* through November 10, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 4606/56)

## 373-57-BZ

APPLICANT—Reginald S. Hardy for Francis P. Headly, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 14, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, permitting in a business portion of a plot partly in a business district and partly in an unrestricted use district, the erection and maintenance of a gasoline service station, office, sales of auto accessories, car washing, automatic minor automobile repairs with hand tools only, lubritorium, storage and parking of more than five motor vehicles waiting to be serviced for a stated term of 15 years.

PREMISES AFFECTED—5808-5828 Flatlands Avenue and 898-920 East 59th Street, southwest corner, Block 7784, Lots 41, 43, 45, 46, 47, 83 and 85, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 14, 1958, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on October 14, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 14, 1958, as *amended* through October 14, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 393/57)

## 537-58-BZ

APPLICANT—Lama, Proskauer and Prober for Atlas Holding Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 6, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in an existing two story structure presently occupied by a movie theatre and eleven stores,



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the use of two stores for a wholesale dry cleaning establishment.

**PREMISES AFFECTED**—32-34 West Mt. Eden Avenue, southwest corner of Inwood Avenue, Block 2865, Lot 53, Borough of The Bronx.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 17, 1959, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 6, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 17, 1959, as *amended* on October 6, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 100/58)

## 275-58-BZ—Vol. III

**APPLICANT**—J. M. Berlinger for Martin Brown & William Turner, owners.

**SUBJECT**—Application for consideration—reopening for amendment of resolution and approval of working drawing—decision of the Borough Superintendent; previously granted on condition, under Section 9A of the Zoning Resolution, permitting in a Class one height district the erection of a multiple dwelling exceeding the permitted height within two miles of a designated airport.

**PREMISES AFFECTED**—1261 Far Rockaway Boulevard, southwest corner of Beach 12th Street, Block 35, Lots 17 and 45, Far Rockaway, Borough of Queens.

## APPEARANCES—

For Applicant: J. M. Berlinger and Jesse Cohen.

**ACTION OF BOARD**—Application reopened, resolution amended and Working Drawing No. 4 approved.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on October 25, 1960, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawing, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* Working Drawing No. 4, dated received October 28, 1960, one sheet, as to the arrangement of the brick walls enclosing the swimming pool area and along the lot line, as being in substantial compliance with the terms and conditions of the resolution adopted by the Board on October 25, 1960, *on condition* that the portion of the roof outside the walled-in swimming pool area shall not be used as an adjunct, or accessory, to the swimming pool; that the plans on file shall be clearly marked to indicate this condition; that the owner, if he now wishes, may omit the vehicular exit on Beach 12th Street and provide in its place an emergency exit for pedestrians only; that the owner may also eliminate two small recesses in the south portion of Section C shown in Working Drawing No. 4 dated received October 8, 1960.

## 538-58-BZ

**APPLICANT**—Herman E. Horwood for Ado Cristantante, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business and residence use district, the reconstruction of an existing gasoline service station by removing the existing dwelling and changing the use of five car garage to motor vehicle repairs shop with hand tools only, touch up spraying and welding and wheel alignment and extend the existing parking of cars into the residence portion of the premises.

**PREMISES AFFECTED**—628-630 Crescent Avenue, southside, 128 feet west of Belmont Avenue and 2321-2327 Belmont Avenue, Block 3087, Lots 11-19, Borough of The Bronx.

## APPEARANCES—

For Applicant: H. E. Horwood.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1959, on certain conditions; and

WHEREAS, the resolution was amended on March 15, 1960; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1959, as *amended* on March 15, 1960, by adding thereto:

"that the existing gasoline pumps may be removed and two approved dual pumps may be installed on a new concrete island; and that there may be a total of eight 550-gallon approved gasoline storage tanks, substantially as shown on revised drawing dated October 21, 1960, one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. 440/58.)

## 142-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for LMJ Realty Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired October 14, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs with hand tools only, office, sales and storage of auto accessories and parking of more than five motor vehicles waiting to be serviced for a term of 15 years.

**PREMISES AFFECTED**—512-532 Ralph Avenue, southeast corner of East 79th Street, Block 7957, Lots 23, 30 and 35, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 14, 1959, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.



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*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 14, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 2474/58)

## 496-59-BZ

APPLICANT—Reginald S. Hardy, for H. C. Bohack Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a retail and residence use district, the erection of a one story building, for use as a supermarket and stores, extending from the residence district into the retail district with employee and patron parking, passage of commercial trucks to the loading berth, business sign and curb cut in the residence district and ground sign in the retail district.

PREMISES AFFECTED—102-11 to 102-21 159th Avenue, north side, 80 feet east of 102nd Street, Block 14172, Lot 9, Howard Beach, Borough of Queens.

### APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 26, 1960, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 26, 1960, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"That the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 1098/59)

## 886-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7a and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction of an existing gasoline service station, lubritorium, office and accessory sales and extend the use by adding minor auto repairs, non-automatic car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—62-11 to 62-19 (62-17 official) Rockaway Beach Boulevard and 194-200 Beach 63rd Street, southeast corner, Block 394, Lot 4, Far Rockaway, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 6, 1960, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 6, 1960, by adding thereto:

"that the pumps may be set back 10 feet from the street building line of Rockaway Beach Boulevard, substantially as shown on revised drawings dated October 5, 1960, two sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (NB 4355/59)

## 66-60-BZ

APPLICANT—Victor E. Block for Bennett Avenue Parking Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—17 Bennett Avenue, east side, 178 feet 9 inches north of West 181st Street, Block 2180, Lot 91, Borough of Manhattan.

### APPEARANCES—

For Applicant: Victor E. Block and Louis Rifkin.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 1, 1960, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1960, by adding thereto:

"that certain minor changes in arrangement may be permitted so as to provide fire exit facilities from Lot 93, substantially as shown on revised drawing dated October 7, 1960, one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt 1951/59)

## 1050-38-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Sovereign Homes, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a local retail and residence use district, the erection of a gasoline service station with accessory motor vehicle repair shop with hand tools only, auto laundry, non automatic and lubritorium without the required rear yard, all for a temporary term of 15 years.

PREMISES AFFECTED—1301-1319 65th Street and 6411-6423 13th Avenue, northeast corner, Block 5747, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened resolution amended and time extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 30, 1959, on certain conditions; and



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WHEREAS, the resolution was amended on October 14, 1959; and

WHEREAS, the applicant requested a further amendment of the resolution and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 30, 1959, as amended on October 14, 1959, by adding thereto:

"that the parking of cars awaiting service may be permitted on the easterly portion of the site, for a similar term, substantially as shown on revised drawing dated October 6, 1960, one sheet; and

further amended only as to the time within which to complete the work, so that as amended this portion of the resolution shall read:

"that the provision of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained on condition that other than as herein amended the resolution above cited shall be complied with in all respects." (Amdt to NB 313/58)

## 21-32-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Big "R" Servicenter Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—463-491 Conduit Boulevard north side from Liberty Avenue to Crescent Street, 1016-1036 Liberty Avenue and 436-440 Crescent Street, Block 4196, Lot 1, Borough of Brooklyn.

APPEARANCES—  
For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—  
Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 41-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy for H. C. Bohack Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting partly in a business use and partly in a residence use district for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—9105-9115 3rd Avenue, north-east corner of 92nd Street, Block 6086, Lots 1, 2, 102, 6 and 85, Borough of Brooklyn.

APPEARANCES—  
For Applicant: R. S. Hardy.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—  
Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 241-BZ—Vol. II

APPLICANT—John E. Paggioli for Edward J. Moore, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition,

under Section 7e of the Zoning Resolution, permitting in a business use district for a term of two years, the conversion of occupancy of a stable for five horses to a stable for nineteen horses.

PREMISES AFFECTED—918-922 Clove Road, west side, 330 feet south of Empress Avenue, Block 3231, Lot 50, West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: John E. Paggioli.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 282-48-BZ—Vol. II

APPLICANT—Robert Gottlieb for M. De Gregorio & Est. of Ray Sacchi, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry.

PREMISES AFFECTED—1001 White Plains Road, north-west corner of Bruckner Boulevard, Block 3732, Lots 1 and 72, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 593-50-BZ

APPLICANT—Alvin F. Golankiewicz, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 11, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles for a stated term of years.

PREMISES AFFECTED—South side of East 225th Street, 280 feet west of White Plains Road, Block 4826, Lot 71, Borough of The Bronx.

APPEARANCES—

For Applicant: Alvin F. Golankiewicz.

ACTION OF BOARD—Application reopened and set for hearing on December 6, 1960, at 10 A. M., to consider extension of the term of the variance, requiring a new decision of the Borough Superintendent and two photographs, which have been filed, and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 269-55-BZ

APPLICANT—Robert Gottlieb for Leon Goldstein, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles for owner's small trucks and for his employee's cars and transient's cars for a term of 5 years.



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## MINUTES

PREMISES AFFECTED—2107-2109 Prospect Avenue,  
west side, 100.21 feet north of East 180th Street, Block  
3096, Lot 33, Borough of The Bronx.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and set for  
hearing on December 6, 1960, at 10 A. M., to consider ex-  
tension of the term of the variance, requiring a new de-  
cision of the Borough Superintendent and two photographs,  
which have been filed, and two publications in the Bulle-  
tin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

666-55-BZ

APPLICANT—Emery Roth & Sons for Commodore Con-  
struction Company, Inc., owner.

SUBJECT—Application for consideration—reopening of  
extension of time to complete—decision of the Borough  
Superintendent; previously granted on condition, under  
Section 21 of the Zoning Resolution, permitting in a re-  
sidence use D area, Class 1 height district, the erection  
of a fireproof multiple dwelling and accessory garage  
in excess of the height limitations contained in Section 8  
of the Zoning Resolution.

PREMISES AFFECTED—4425 Post Road, west side, 151  
feet south of West 246th Street, Block 3415, Lots 990 a  
1000, Borough of The Bronx.

ACTION OF BOARD—Application reopened as Vol.  
subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker .....  
Negative: .....  
Absent: Commissioner Sleeper .....

Adjourned: 3:10 P.M.

JAMES P. MULROY, Secretary

## NOTICE

### WARNING

Notice is hereby given to all appellants and applicants,  
and to all lawyers, architects and engineers representing  
owners or lessees in proceedings before the Board—

*First*, That if they do not appear in person or by rep-  
resentative at the hearing of their case, dismissal for lack  
of prosecution is likely to result.

*Second*, That due and ample notice of the date set for  
hearing is provided in the publication of this BULLETIN of  
the calendars of the Board, each case being set down by  
Calendar Number and the premises under the date of the  
hearing.

*Third*, That no plea of ignorance of the date of the  
hearing can be entertained in view of this publication and  
of the posting of the calendars on the bulletin board in the  
offices of the Board.

*Fourth*, That no one is entitled to written notice of the  
date for the hearing in his case, and that the plea of failure  
to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the Board is to dispose of  
cases promptly; therefore, no appeal or application will  
be held in abeyance by reason of failure of the appellant  
or applicant to file necessary data, or by any other method  
of delay.

*Sixth*, That no appeal or application will be accepted for  
filing unless, at the time of filing, all papers, plans and data  
required by law are supplied, as specified on the blank  
appeal or application forms.

Applicants, under the Zoning Resolution, are entitled to  
one copy of Form 7NO.

If they desire additional copies, for their own convenience  
in notifying property owners, they may obtain such  
copies at the office of the Board of Standards and Appeals,  
80 Lafayette Street, 9th Floor, Manhattan, at five cents  
each—add postage payment if the forms are forwarded by  
mail. Purchase payment by postage stamps NOT ACCEPTED.  
ABLE.



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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

UNIVERSITY OF ILLINOIS  
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Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York  
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,  
New York 13, N. Y.

Vol. XLV

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November 24, 1960

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By Mail, 35 cents (Cash only)

No. 47

**In Memoriam—Harold R. Sleeper**

WHEREAS, Harold R. Sleeper has been a Commissioner of this Board since January 1, 1958; and

WHEREAS, he came to the Board to devote himself to public service after a long and distinguished career as an outstanding architect, author and teacher; and

WHEREAS, he gave to his work as Commissioner the same zeal and dedication which he had shown through the years of his private practice and commanded the friendship and respect of all who knew him; now therefore be it,

RESOLVED, that the Board of Standards and Appeals, its officers, staff and employees, express their great sorrow at his loss and their profound sympathy for his family; and be it further

RESOLVED, that a copy of this resolution be sent to Mrs. Harold R. Sleeper.

**DIRECTORY**

**BOARD OF STANDARDS AND APPEALS**

MAX H. FOLEY, Chairman

EDWIN W. KLEINERT, Vice Chairman

HUGH P. FOX

SAMUEL L. BECKER

Commissioners.

WILLIAM A. NOLAN, Director

JAMES P. MULROY, Secretary

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

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**PETITION AND ORDER OF CERTIORARI  
SERVED ON THE BOARD OF STANDARDS  
AND APPEALS.**

On November 14, 1960, Petition and Order of Certiorari was served on the Board by Leonard Lazarus, attorney for petitioners, SHERWOOD VILLAGE #1, INC., SHERWOOD VILLAGE #2, INC., SHERWOOD VILLAGE #3, INC., SHERWOOD VILLAGE #4, INC., SHERWOOD VILLAGE #10, INC., and SHERWOOD VILLAGE #11, INC., objecting property owners, seeking a review of the Board's determination on October 4, 1960, granting a variance under Sections 7e and 21 of the Zoning Resolution, for a term of 20 years, to permit in a residence use, D area district, the erection of a one story structure occupying more than the permitted area coverage and for use as a supermarket and retail stores with parking of more than five (5) cars for employees and patrons; Calendar Number 115-60-BZ; Premises 99-15 to 99-41 Horace Harding Expressway, north side, 219.97 feet east of 99th Street, and 99-24 to 99-38 60th Avenue, Block 1498, Lot 19, Corona, Borough of Queens.

\* \* \* \* \*

**COURT DECISION**

Matter of Romanow vs. Foley:—On February 2, 1960, the Board denied an application, based on an appeal from a decision of the Borough Superintendent, re—alteration to existing Multiple Dwelling—to legalize rearrangement of apartments; Calendar Number 744-59-A; Premises 245 East 81st Street, northwest corner of Second Avenue, Block 1527, Lot 2134, Borough of Manhattan.

At Special Term, Supreme Court, New York County, Mr. Justice Backer denied the application and dismissed the petition. (N. Y. Law Journal, August 23, 1960, page 4.)

At Special Term, Supreme Court, Part 1, Mr. Justice Backer denied the motion for reargument. (N. Y. Law Journal, November 9, 1960, page 13.)

Vol. II, 885-59-BZ, 360-60-BZ, 379-60-BZ, 402-60-BZ, 474-60-BZ, 498-60-BZ, 557-60-BZ, 592-60-A, 702-60-BZ.

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# CALENDAR

## DOCKET

*New Cases Filed up to November 15, 1960*

*Cal. No. Dept. Premises Affected*

**816-60-A**—B.Q.—173-07 to 173-25 North Hempstead Turnpike and 56-26 to 56-40 174th Street, northwest corner, and 56-29 to 56-37 (56-31 official) Fresh Meadow Lane, Block 5596, Lot 10, Flushing, Borough of Queens, N.B. 3089-60, re—street and first floor enclosures for Bowling Alleys.

**817-60-BZ**—B.Q.—36-41 to 36-49 Bell Boulevard, northeast corner 38th Avenue, Block 6176, Lot 47, Bayside, Borough of Queens, N.B. 2150-60, re—parking, accessory to business, residence use district.

**818-60-A**—B.M.—14-26 South William Street, north side, 154 feet  $\frac{3}{4}$  inch east of Broad Street, Block 29, Lot 86, Borough of Manhattan, N.B. 89-60, re—open type parking garage structure and stores.

**819-60-SA**—Ramco Ovens, Model RT (Batch Type) and Model CM (Conveyer Type), manufactured by Randall Manufacturing Company, Inc., Appliance.

**820-60-BZ**—B.Bx.—3703 Provost Avenue, northwest corner Light Street, Block 4952, Lot 17, Borough of the Bronx, N.B. 1543-59, re—proposed factory building, and proposed driveway for commercial purposes, residence use district.

**821-60-A**—B.R.—939 Sinclair Avenue, north side, 267 feet west of Foster Road, Block 6931, Lot 20, Princess Bay, Borough of Richmond, N.B. 1543-59, re—construction not fronting on legal street.

**822-60-A**—B.R.—945 Sinclair Avenue, north side, 317.76 feet west of Foster Road, Block 6931, Lot 23, Princess Bay, Borough of Richmond, N.B. 1544-59, re—construction not fronting on legal street.

**823-60-A**—B.R.—951 Sinclair Avenue, north side, 367 feet west of Foster Road, Block 6931, Lot 25, Princess Bay, Borough of Richmond, N.B. 1545-59, re—construction not fronting on legal street.

**824-60-SM**—Unit Structures, Inc., glued laminated timbers, manufactured by United Structures, Inc., Material.

**825-60-SM**—Gold Bond Perforated Asbestos-Cement Board, manufactured by National Gypsum Co., Material.

**826-60-BZ**—B.R.—1212 Victory Boulevard, southeast corner Seneca Avenue, Block 651, Lot 1, Sunnyside, Borough of Richmond, Alt. 359-60, re—proposed alteration to gasoline service station and parking area for more than 5 motor vehicles, local retail use district.

**827-60-A**—B.R.—1212 Victory Boulevard, southeast corner Seneca Avenue, Block 651, Lot 1, Sunnyside, Borough of Richmond, Alt. 359-60, re—construction partly in bed of mapped street.

**828-60-BZ**—B.Q.—97-19 to 97-29 Queens Boulevard and 97-10 64th Avenue, southeast corner, Block 2091, Lot 11, Rego Park, Borough of Queens, Alt. 2284-60, re—proposed coverage excessive for C district, business use district.

**829-60-SA**—Jet-Heet Winter Air Conditioning System, Model Nos. JH-100V0, and JH-75V0, oil fired, manufactured by Jet-Heet, Inc., Appliance.

**830-60-A**—F.D.—79-81 Chambers Street, north side, 143 feet 11 inches west of Broadway, and 59-63 Reade Street, Block 149, Lot 3, Borough of Manhattan, F.D. Order No. 3331-0 and decision 10-27-60, re—sprinkler system and fire alarm system.

*Restored to Rocket*

**544-52-BZ**—B.M.—336 East 45th Street, south side, 125 feet 11 inches west of 1st Avenue, Block 1337, Lot 35, Borough of Manhattan, Alt. 1252-60, reopened for consideration as to amendment of resolution and extension of term of variance, re—parking and storage of motor vehicles—restricted retail use district.

**864-52-BZ**—B.Bx.—163 West Kingsbridge Road, northeast corner of Kingsbridge Terrace, Block 3253, Lots 11, 12 and 17, Borough of The Bronx, Amendment to Alt. 966-55, reopened for consideration as to extension of term of variance, re—extension of parking and storage—business and residence use district.

**204-48-BZ**—B.Q.—141-59 Springfield Boulevard, east side, 130.85 feet south of 141st Road (buildings 1, 2 and 3), Block 13063, Lot 55, Springfield, Borough of Queens, N.B. 5396-47, reopened for consideration as to extension of term of variance, re—building for storage of lumber and building materials, etc.—residence and retail use district.

**486-47-BZ**—B.Q.—149-07 to 149-19 New York Boulevard and 179-01 to 179-07 149th Road, northeast corner, Block 13409, Lots 1, 3, 5 and 6, South Ozone Park, Borough of Queens, Alt. 281-47, reopened for consideration as to extension of term of variance, re—extension to existing junk shop—residence use district.

**827-50-BZ**—B.Q.—68-02 to 68-28 Fresh Meadow Lane, northwest corner of 69th Avenue, Block 6928, Lot 56, Flushing, Borough of Queens, Amendment to Alt. 1614-55, reopened for consideration as to extension of term of variance, re—parking of customers' cars—residence and retail use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept of Marine and Aviation.

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## 535-60-BZ

APPLICANT—Lama, Proskauer and Prober for Evelyn Schwartz and Emily Tolentino, owners.

SUBJECT—Application July 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, utility room, office and sales, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—586-606 Conduit Boulevard and 519-529 Autumn Avenue, southeast corner, and 2813-2829 Pitkin Avenue, Block 4219, Lot 1, Borough of Brooklyn.

## 295-60-BZ

APPLICANT—Arnold W. Lederer for C and E Electrical Appliance, owner.

SUBJECT—Application April 20, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the construction of a one story extension at the rear of the existing two story and cellar building and extend the front to the side lot line and expand the present use of sales and storage of electrical appliances.

PREMISES AFFECTED—14 Duryea Place, south side, 173 feet 4 inches west of East 22nd Street, Block 5132, Lot 59, Borough of Brooklyn.

## 569-60-BZ

APPLICANT—Elliot Saltzman for Ferdinand Giordano, owner.

SUBJECT—Application July 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the existing gasoline service station, the relocation of the pumps and the additional uses of minor auto repairs, ignition and carburetor work and lubrication.

PREMISES AFFECTED—6314-6324 Ft. Hamilton Pkwy. and 935-943 64th Street, northwest corner, Block 5736, Lot 28, Borough of Brooklyn.

## 269-60-BZ

APPLICANT—Charles M. Spindler for Anna Grimaldi, owner.

SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the continuance of a factory occupancy and also to legalize the erection of a one story extension approximately 15 x 40 connecting the front and rear building on the same lot.

PREMISES AFFECTED—108-39 46th Avenue, north side, 350 feet east of 108th Street, Block 2001, Lot 66, Corona, Borough of Queens.

## 833-60-A

APPLICANT—William H. S. Tripp, Acting Borough Superintendent, Borough of Queens.

OWNER OF PREMISES—John Anzolone.

SUBJECT—Application November 9, 1960—Revocation of Certificate of Occupancy #Q31833 dated December 7, 1944, issued re—Alteration 912-44.

PREMISES AFFECTED—111-59 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lot 65, Corona, Borough of Queens.

## 593-60-BZ

APPLICANT—Burke & Groh for John Anzolone, owner.

SUBJECT—Application August 3, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, D area district, the continuance of the present use of the existing frame building for office, the masonry shed for storage, the metal garage and mechanical concrete loader and the sale of ready mixed concrete with the masonry storage

## NOVEMBER 29, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 29, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 14-37-BZ—Vol. III

APPLICANT—Victor E. Block for Celia T. Benjamin, owner; East Coast Auto Painting, lessee.

SUBJECT—Application reopened April 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the continuance of the present uses of non-storage garage for more than ten (10) cars awaiting repairs, body and fender repairs, spraying and use of oxygen and acetylene and the elimination of the uses of automobile showroom and automobile repair shop with the mechanical testing and relining of brakes.

PREMISES AFFECTED—1665-1675 Jerome Avenue, westside, 150 feet north of Featherbed Lane, Block 286, Lot 35, Borough of the Bronx.

Laid over from October 25, 1960, to November 29, 1960, for hearing; applicant to send out new twenty-day notices.



# CALENDAR

shed and metal garage in the rear yard, in a D area district.

**PREMISES AFFECTED**—111-59 to 111-69 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lots 62, 63, 64 and 65, Corona, Borough of Queens.

## 594-60-A

**APPLICANT**—Burke and Groh for John Anzalone, owner.

**SUBJECT**—Application August 3, 1960—Appeal from a decision of the Borough Superintendent re—frame building, business use, metal building.

**PREMISES AFFECTED**—111-59 to 111-69 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lots 62, 63, 64 and 65, Corona, Borough of Queens.

## 631-60-BZ

**APPLICANT**—Paul Friedman for Vincent Terranova, owner; Mobil Oil Company (conditional), lessee.

**SUBJECT**—Application August 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto-washing (non-automatic), lubritorium, office, sale of auto accessories, minor repairs with hand tools only, parking of cars awaiting service (pleasure cars only), and a ground sign, for a term of fifteen (15) years.

**PREMISES AFFECTED**—77-01 to 77-09 (77-05 official) 31st Avenue and 30-61 to 30-69 77th Street, northeast corner, Block 1126, Lot 40, Jackson Heights, Borough of Queens.

## 683-60-BZ

**APPLICANT**—Victor E. Block for Harry Appleman, owner.

**SUBJECT**—Application September 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—2013-2017 Prospect Avenue, west side, 20 feet south of East 179th Street, Block 3093, Lots 24, 25 and 26, Borough of the Bronx.

## 354-60-BZ

**APPLICANT**—Charles M. Spindler for Reo Properties, Incorporated, owner; Socony Mobil Oil Company Incorporated, lessee.

**SUBJECT**—Application May 10, 1960—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in an unrestricted use district, extending into a business district, the erection of a gasoline service station together with its accessory uses of lubritorium, auto washing (non-automatic) office, sales of accessories, minor repairs with hand tools only, safety inspection, parking and storage of motor vehicles and ground sign.

**PREMISES AFFECTED**—3912-3934 New Utrecht Avenue and 929-943 40th Street, northwest corner, Block 5583, Lots 18 and 30, Borough of Brooklyn.

## 695-29-BZ—Vol. III

**APPLICANT**—James E. Vassalotti for Louis Curcio, owner.

**SUBJECT**—Application reopened July 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the extension in use of the existing gasoline and oil selling station and auto greasing to include the added uses of lubritorium, minor auto repairs with hand tools, car washing (non-automatic), storage room, office and sales, and parking and storage of motor vehicles.

**PREMISES AFFECTED**—3191-3199 Westchester Avenue (3191 Official), southwest corner of Wilkinson Avenue, Block 4235, Lot 36, Borough of the Bronx.

## 115-59-BZ—Vol. II

**APPLICANT**—Robert J. Crinnion for Gerald Corporation, owner.

**SUBJECT**—Application reopened July 6, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the parking and storage of more than five (5) motor vehicles in the residence use portion of the plot.

**PREMISES AFFECTED**—1776-1784 Longfellow Avenue, east side, 80 feet north of East 174th Street, Block 3011, Lots 5, 9 and 10, Borough of the Bronx.

## 188-59-BZ—Vol. II

**APPLICANT**—Max Siegel Associates for Turbal Realty Corporation, owner.

**SUBJECT**—Application reopened October 4, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district for a period of 15 years construction of a gasoline service station with accessory uses including minor motor vehicle repair.

**PREMISES AFFECTED**—1-3 Cooper Square and 55 East 4th Street, northeast corner, Block 460, Lot 1, Borough of Manhattan.

## 886-48-BZ—Vol. II

**APPLICANT**—Leonard Joseph for Seagirt Realty Co., owner; Arverne Auto and Fender Works, Inc., lessee.

**SUBJECT**—Application reopened October 18, 1960 for consideration as to extension of term of variance as to welding, expired May 24, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district the continuation of existing body and fender repair shop, spraying, painting and welding. (Zoning changed to manufacturing use.)

**PREMISES AFFECTED**—71-10 Beach Channel Drive, west side, 156.78 feet north of Beach 72nd Street and 348 Beach 72nd Street, Block 537, Lot 14, Arverne, Borough of Queens.

## 899-54-BZ

**APPLICANT**—Philip P. Agusta for Virginia Faraldo and Anna Faraldo, owners.

**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of term of variance, expired October 11, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the use of said premises as a junk yard.

**PREMISES AFFECTED**—239-251 Skillman Avenue, north side, 150 feet west of Kingsland Avenue, Block 2884, Lot 33, Borough of Brooklyn.

## 91-47-BZ

**APPLICANT**—Lionel K. Levy for Victor Keppler, owner.

**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of term of variance, expires April 15, 1962—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 2i of the Zoning Resolution, permitting in a residence use, B area district, the photography studio, using more than the area permitted and without the required rear yard.

**PREMISES AFFECTED**—155 East 35th Street, north side, 171 feet west of 3rd Avenue, Block 891, Lot 34, Borough of Manhattan.

## 437-50-BZ

**APPLICANT**—Andrew Di Camillo for Charles Resnikoff, owner; John Scopelliti, lessee.

**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of term of variance, expired October 11, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, a



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motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced.

**PREMISES AFFECTED**—8678 (8676 displayed) 18th Avenue, west side, 50 feet north of Benson Avenue, Block 6368, Lot 60, Borough of Brooklyn.

## 204-24-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Michael DeLaureizo, owner; Sunrise Waste Material Co., lessee.

**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of term of variance, expires November 22, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the extension in use of a building for a junk shop and a loading platform on adjoining lot to be used in conjunction with junk shop.

**PREMISES AFFECTED**—475-479 Hemlock Street, east side, 129 feet 7½ inches south of Liberty Avenue, Block 4200, Lots 8 and 9, Borough of Brooklyn.

## 473-55-BZ

**APPLICANT**—Herbst and Rusciano for Selma Caplan, owner.

**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of time to complete, expired June 30, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a retail use district, a one-story and cellar building of an area contrary to Section 14 of the Zoning Resolution.

**PREMISES AFFECTED**—2901-2907 Bruckner Boulevard and 3399 East Tremont Avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx.

## 605-40-BZ

**APPLICANT**—Abram Shlefstein for Estate of Seymour Brick, deceased; Raymond Brick and Doris Chodorow, owners.

**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of term of variance, expired October 31, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district the alteration and extension of an existing gasoline service station.

**PREMISES AFFECTED**—20-40 Grand Street Extension and 255-265 South 4th Street, southeast corner, Block 2434, Lots 28, 32 and 33, Borough of Brooklyn.

## 122-31-BZ—Vol. II

**APPLICANT**—Irving M. Getnick for Arthur Saracino and Cecelia Saracino, owners.

**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of term of variance, expires November 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district (now local retail), the erection and maintenance of a gasoline service station.

**PREMISES AFFECTED**—141-03 Lakewood Avenue (formerly 141-09 Lincoln Avenue), northwest corner of 142nd Street, Block 10069, Lot 134 (formerly Block 1122, Lot 134, South Jamaica, Borough of Queens).

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 324-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Estate of Sam Minskoff, owner.

**SUBJECT**—Application April 28, 1960—decision of the Borough Superintendent, under Sections 7e, 7A and 21 of the Zoning Resolution, to permit in a retail and residence use, D area district, the erection of a supermarket and stores, extending into the residence use district, exceeding the permitted area coverage for a retail use district in a D

area district, with open parking, loading and unloading berths in the residence use portion of the plot and show windows, signs and business entrance over 3'-6" wide, within 75 feet of a residence use district.

**PREMISES AFFECTED**—97-26 to 97-42 63rd Road and 63-24 to 63-36 98th Street, southwest corner, and 97-37 to 97-39 63rd Drive, Block 2089, Lots 13, 19, 23, 25, 32 and 12, Rego Park, Borough of Queens.

**Hearing closed**—Laid over from November 1, 1960 to November 29, 1960, for inspection and decision; revised drawing to be submitted by applicant.

## 442-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Palisades Apts. Incorporated, owner.

**SUBJECT**—Application June 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling exceeding the allowable floor area.

**PREMISES AFFECTED**—2520-2540 (2530 official) Independence Avenue, south side, 160.14 feet east of Palisade Avenue, 2400-2450 Palisade Avenue and 2401-2441 Bradley Terrace, Block 3407, Lots 2, 212, 220, Borough of The Bronx.

**Hearing closed**—Laid over from November 9, 1960 to November 29, 1960, for inspection and decision.

## 103-60-BZ

**APPLICANT**—Herman Kron for Marine Theatre Holding Company, owner.

**SUBJECT**—Application February 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of additional stores, which exceeds the permitted area coverage.

**PREMISES AFFECTED**—3149-3173 (3171 official) Whitney Avenue, and 2259-2271 Plumb 1st Street, northeast corner, Block 7527, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from October 11, 1960 to November 15, 1960, for hearing; applicant to send out new twenty day notices; then to November 29, 1960, for inspection and decision.

## 602-57-BZ—Vol. II

**APPLICANT**—Robert Gottlieb for Rose Gscheidle, owner.

**SUBJECT**—Application reopened May 10, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story, Class 3 building to be used for the storage and transshipping of merchandise and continue the present parking of motor vehicles for a term of ten (10) years.

**PREMISES AFFECTED**—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

**Hearing closed**—Laid over from November 1, 1960, to November 15, 1960, for hearing at request of objector; then to November 29, 1960, for inspection and decision.

## 1212-40-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Frank and Maria Damato, owners.

**SUBJECT**—Application reopened June 1, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7i and 7b of the Zoning Resolution, to permit in a retail and residence use district, the use of the premises as a motor vehicle repair shop with ignition and carburetor service and the continuance of the legal use of parking and storage of motor vehicles of the pleasure car type on the vacant portion of the plot.

**PREMISES AFFECTED**—1061 Montgomery Street, North side, 30 feet, 9¼ inches west of East New York Avenue and 46-48 Ford Street, west side, 73 feet, 05/8 inch north of East New York Avenue, Block 1420, Lots 51 and 59, Borough of Brooklyn.

**Hearing closed**—Laid over from November 15, 1960, to November 29, 1960, for inspection and decision.



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## 473-60-BZ

**APPLICANT**—Michael Alfano for Suela Realty Corporation, owner.

**SUBJECT**—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles of the pleasure car type for a term of five (5) years.

**PREMISES AFFECTED**—656-658 Casanova Street, east side, 150 feet south of Spofford Avenue, Block 2765, Lot 195, Borough of the Bronx.

**Hearing closed**—Laid over from November 15, 1960, to November 29, 1960, for inspection and decision.

## 297-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for John Salvato, owner.

**SUBJECT**—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the premises to be used as a motor vehicle repair shop, including collision work, touch up painting with the use of acetylene torch and electric welding and the parking and storage of motor vehicles awaiting service in the rear yard for a term of ten (10) years.

**PREMISES AFFECTED**—638-640 Utica Avenue, west side, 107 feet 2½ inches south of Winthrop Street, Block 4617, Lot 15, Borough of Brooklyn.

**Hearing closed**—Laid over from November 15, 1960, to November 29, 1960, for inspection and decision; applicant to submit new drawing.

## 477-60-BZ

**APPLICANT**—H. E. Horwood and Louis B. Santangelo for Cliffsedge Realty Incorporated, owner.

**SUBJECT**—Application June 23, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non transient parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

**PREMISES AFFECTED**—1559 Undercliff Avenue and 1536-1540 Sedgwick Avenue, east side, 1068.43 feet south of West 176th Street, Block 2880, Lots 29, 43 and 45, Borough of The Bronx.

**Hearing closed**—Laid over from November 15, 1960, to November 29, 1960, for inspection and decision.

## 390-60-BZ

**APPLICANT**—Samuel Carr for Coppel Blechman, owner.

**SUBJECT**—Application May 19, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the construction of a one story, Class 3 building to be used for light manufacturing and sales with less than the required rear yard and parking and storage of motor vehicles on the open area.

**PREMISES AFFECTED**—147-83 to 147-99 Farmers Boulevard, south side, 64.56 feet east of Rockaway Boulevard, Block 13364, Lots 15 and 20, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from November 15, 1960, to November 29, 1960, for inspection and decision.

## 488-60-BZ

**APPLICANT**—Dominick Salvati and Son for Big Ben Incorporated, owner; Muffler King Incorporated, lessee.

**SUBJECT**—Application June 29, 1960—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the change in use of the first floor from storage to the removal and installation of motor vehicle mufflers and tail pipes, with the use of propane or acetylene torches and office on the first floor. The occupancy of the second floor, now used for offices and storage, will not be changed.

**PREMISES AFFECTED**—140-46 Queens Boulevard, west side, 116.7 feet north of Jamaica Avenue, Block 9619, Lot 28, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from November 15, 1960, to November 29, 1960, for inspection and decision.

## 304-60-BZ

**APPLICANT**—James E. Vassalotti for Joseph Angelene, owner.

**SUBJECT**—Application April 22, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story and cellar building for use as a supermarket with loading and unloading, business sign and parking for patrons and employees' cars for a term of twenty-five (25) years.

**PREMISES AFFECTED**—2214-2244 Stillwell Avenue, 2-18 Bay 46th Street, southwest corner and 11-57 27th Avenue, Block 6885, Lot 29 (formerly Lots 30, 31, 35, 37, 45, 59 and part of Lot 25), Borough of Brooklyn.

**Hearing closed**—Laid over from November 15, 1960, to November 29, 1960, for inspection and decision.

## 718-28-BZ—Vol. III

**APPLICANT**—Robert J. Crinnion for 1540 Concourse Corporation, owner; Hellman Funeral Chapels Incorporated, lessee.

**SUBJECT**—Application reopened December 15, 1959 as Volume III—Decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the extension of the area of the present funeral chapel by the addition of an adjoining store.

**PREMISES AFFECTED**—1532 to 1540 Grand Concourse, east side, 268.82 feet south of Mount Eden Parkway, Block 2821, Lot 13, Borough of The Bronx.

**Hearing closed**—Laid over from November 15, 1960, to November 29, 1960, for inspection and decision.

## 516-60-BZ

**APPLICANT**—Joseph Lau for P.J.H. Realty Corporation, c/o Catherine Healy, owner.

**SUBJECT**—Application July 7, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail use district, the creation of two stores with show windows within 75 feet of a residence use district.

**PREMISES AFFECTED**—350-354 East 53rd Street and 963 1st Avenue, southwest corner, Block 1345, Lot 30, Borough of Manhattan.

**Hearing closed**—Laid over from November 15, 1960, to November 29, 1960, for inspection and decision.

## 522-60-BZ

**APPLICANT**—Crinnion and Crinnion for Louis Harris and Sophie Harris, owners.

**SUBJECT**—Application July 8, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—683-685 West 204th Street, southeast corner, of Cooper Street, Block 2241, Lot 1, Borough of Manhattan.

**Hearing closed**—Laid over from November 15, 1960, to November 29, 1960, for inspection and decision.

## 526-60-BZ

**APPLICANT**—Victor E. Block for Vinlo Incorporated, owner.

**SUBJECT**—Application July 8, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution to permit in a residence use district, the main-



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tenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—282-284 East 3rd Street, south side, 140 feet 8 inches east of Avenue C, Block 372, Lots 14 and 15, Borough of Manhattan.

**Hearing closed**—Laid over from November 15, 1960, to November 29, 1960, for inspection and decision.

**846-59-BZ**

**APPLICANT**—Herman Kron for L.B. Oil Company Incorporated, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the present uses to include car wash, auto repairs, sales of accessories and used cars, ground sign and parking and storage of more than 5 motor vehicles.

**PREMISES AFFECTED**—32-54 Highland Boulevard, 1731-1741 Bushwick Avenue, northeast corner of Gillin Place, Block 3481, Lots 16 and 7, Borough of Brooklyn.

**Hearing closed**—Laid over from October 11, 1960, for continued hearing to November 15, 1960, and for inspection and decision; applicant to send out new twenty day notices; then to November 29, 1960, for applicant to consult Board's engineer as to applicable section of Zoning Resolution, obtain Building Department decision if additional lot is included in application; and for inspection and decision.

**326-60-BZ**

**APPLICANT**—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

**SUBJECT**—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

**PREMISES AFFECTED**—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

**Hearing closed**—Laid over from July 19, 1960, for continued hearing to September 20, 1960, and for inspection; then to Oct. 11, 1960, for continued hearing; applicant to file revised drawing; then to October 25, 1960, for applicant to consult with owner in regard to further revision of drawings; then to November 15, 1960, for inspection and decision; then to November 29, 1960, for decision; applicant to file revised plan.

MAX H. FOLEY, *Chairman.*

NOVEMBER 29, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 29, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**240-60-A**

**APPLICANT**—Philip Freshman for Estorbrook Electric Corporation, owner.

**SUBJECT**—Application March 31, 1960—Appeal from a decision of the Borough Superintendent—re enclosed stairs.

**PREMISES AFFECTED**—156-160 Flushing Avenue, south side, 82 feet, 8 1/8 inches east of Vanderbilt Avenue, Block 1872, Lot 26, Borough of Brooklyn.

**211-60-A**

**APPLICANT**—Morton S. Cahn for 15 East 55th Street Corporation, owner.

**SUBJECT**—Application March 21, 1960—Appeal from a decision of the Borough Superintendent re—Class III Construction, height excessive.

**PREMISES AFFECTED**—15 East 55th Street, north side, 145 feet west of Madison Avenue, Block 1291, Lot 11, Borough of Manhattan.

**491-60-A**

**APPLICANT**—Joseph Levy Jr. for Stanislaus Wojcik, owner; St. Stanislaus Memorial Post No. 1771 American Legion, lessee.

**SUBJECT**—Application June 30, 1960—Appeal from a decision of the Borough Superintendent re—frame building, public use.

**PREMISES AFFECTED**—119 Driggs Avenue and 93-101 North Henry Street, southwest corner, Block 2703, Lot 26, Borough of Brooklyn.

**503-60-A**

**APPLICANT**—James Pasta for Queens Windsor Park Corporation, owner.

**SUBJECT**—Application July 1, 1960—Appeal from orders of the Fire Commissioner re—fitness of oil burners.

**PREMISES AFFECTED**—73-03 and 73-11, 73-51 and 73-63 Bell Boulevard, southeast corner 73rd Avenue, Block 7738, Lot 1; 73-50 and 73-62 Bell Boulevard southwest corner 73rd Avenue, Block 7732, Lot 2; 75-08 and 75-20 Bell Boulevard, southwest corner 75th Avenue, 75-40 and 75-50 Bell Boulevard, southwest corner 75th Avenue, Block 7748, Lot 500; 211-02 and 211-06 75th Avenue southeast corner 210th Street, Block 7748, Lot 400; 213-02 and 213-06, 212-04 and 212-08 75th Avenue, southwest corner Bell Boulevard, Block 7748, Lot 500; 212-03 and 212-07, 211-01 and 211-05 75th Avenue, northeast corner 210th Street, Block 7732, Lot 150; 213-01 and 213-07 75th Avenue, southeast corner Bell Boulevard, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street southeast corner 75th Avenue, Block 7748, Lot 400; 211-02 and 211-10, 212-04 and 212-12, 213-02 and 213-08 73rd Avenue, southeast corner 210th Street, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street southeast corner 75th Avenue, Block 7748, Lot 400; 73-11 and 73-23 210th Street southeast corner 73rd Avenue, Block 7732, Lot 2; 73-45 and 73-55 210th Street northeast corner 75th Avenue, Block 7732, Lot 150, Bayside, Borough of Queens.

**510-60-A**

**APPLICANT**—Louis Stone for F.E.W. Building Corporation, owner.

**SUBJECT**—Application July 6, 1960—Appeal from a decision of the Borough Superintendent—re Revocation of permit -2124-59 issued re—N B 795-59.

**PREMISES AFFECTED**—2714 Eastchester Road, east side, 100 feet north of Allerton Avenue, Block 4534, Lots 25 and 26, Borough of The Bronx.

**515-60-A**

**APPLICANT**—Jacob Fisher and Donald D. Fisher for 57th Street Realty Corporation, owner.

**SUBJECT**—Application July 7, 1960—Appeal from a decision of the Borough Superintendent re—egress.

**PREMISES AFFECTED**—543-546 West 57th Street, north side 225 feet east of 11th Avenue, Block 1086, Lot 10, Borough of Manhattan.

**227-60-A**

**APPLICANT**—John J. Lynch and James J. Lyons, Jr., for 38-42 Renwick Street Realty Corporation, owner; United Paste and Glue Corporation, lessee.

**SUBJECT**—Application March 18, 1960—Appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—40-42 Renwick Street, east side, 75 feet south of Spring Street, Block 594, Lot 72, Borough of Manhattan.



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479-60-A

APPLICANT—Aaron Halpern for The New Covenant Church of Christ, owner.

SUBJECT—Application June 24, 1960—Appeal from a decision of the Borough Superintendent—re area and height, frame building.

PREMISES AFFECTED—133-15 120th Avenue, northwest corner of 134th Street, Block 11697, Lot 31, South Ozone Park, Borough of Queens.

512-60-A

APPLICANT—Victor G. Madonia for John Brabenec, owner.

SUBJECT—Application July 7, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation Section 56 Subdivision 1, Section 171 Subdivision 1 and Section 193 of the Multiple Dwelling Law re—frame dwelling, conversion into multiple dwelling.

PREMISES AFFECTED—34-29 30th Street, east side, 265.22 feet south of 34th Avenue, Block 607, Lot 16, Astoria, Borough of Queens.

541-60-A

APPLICANT—E. Richard Crino for Danny Dow, owner.

SUBJECT—Application July 15, 1960—Appeal from a decision of the Borough Superintendent—re Frame building, conversion to store.

PREMISES AFFECTED—2462 Williamsbridge Road, east side, 176.59 feet south of Mace Avenue, Block 4449, Lot 72, Borough of the Bronx.

608-60-A

APPLICANT—Charles M. Spindler for Estate of Morris Greditor, owner.

SUBJECT—Application August 11, 1960—Appeal from a decision of the Borough Superintendent—re Fire Escape.

PREMISES AFFECTED—149 Spring Street, north side, 75 feet west of Wooster Street, Block 501, Lot 35, Borough of Manhattan.

658-60-A

APPLICANT—Joseph Werb for Michael LaMantia and Lucy LaMantia, owners.

SUBJECT—Application September 13, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

PREMISES AFFECTED—708 Delafield Avenue, South side, 277.63 feet east of Clove Road, Block 224, Lot 30, West New Brighton, Borough of Richmond.

673-60-A

APPLICANT—Paul Friedman for Harry Winston, owner; Harry Winston, Incorporated, lessee.

SUBJECT—Application September 16, 1960—Appeal from a decision of the Borough Superintendent—re egress and exterior windows within 25 feet of non-fireproof building.

PREMISES AFFECTED—718 5th Avenue, southwest corner of West 56th Street, Block 1271, Lot 41, Borough of Manhattan.

235-60-A

APPLICANT—A. H. Salkowitz for Jerome F. Kelly, owner.

SUBJECT—Application March 30, 1960—Appeal to review decisions of the Borough Superintendent re—revocation of Building Notice 1644-58 previously approved in error, re—erection of open porch.

PREMISES AFFECTED—125-15 Beach Channel Drive, south side, 49.02 feet East of Beach 126th Street, Ward 5, Block 672, Lot 3, Belle Harbor, Borough of Queens.

MAX H. FOLEY, *Chairman.*

DECEMBER 6, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, December 6, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

30-30-BZ—Vol. III

APPLICANT—Haus & Bresin for Samuel Schenkel, owner.

SUBJECT—Application reopened October 18, 1960, for amendment of resolution—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district the construction of a six foot extension along the front and a fifteen foot by fifteen foot, 6 inch extension on the rear of the service building as previously approved by the Board under Vol. II and extend the uses to include car washing.

PREMISES AFFECTED—1977-1983 Ocean Avenue and 2001-2013 Avenue O, northeast corner, Block 7674, Lot 1, Borough of Brooklyn.

Laid over from November 15, 1960 to December 6, 1960, for decision; and two publications in the Bulletin.

MAX H. FOLEY, *Chairman.*

DECEMBER 6, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, December 6, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

171-60-SM

APPLICANT—Alpha Plastics Inc., owner—plastic pipe acid waste.

136-50-SM

APPLICANT—G. W. Ackerman, owner—door interviewers.

726-57-SM

APPLICANT—Ascon Products Company, Inc., owner—terrazzo floor covering.

401-58-SM

APPLICANT—Beaver-Advance Corp., owner—hoist tower.

618-59-SM

APPLICANT—Wm. H. Hall Company, owner—beam clamp for attaching suspended ceilings.

98-60-SA

APPLICANT—Insto-Gas Corp., owner—gas-fired salamanders.

169-60-SA

APPLICANT—American Radiator & Standard Sanitary Corp., owner—gas-fired water heater.

292-60-SA

APPLICANT—Southwest Pump Company, owner—gasoline pumps.

293-60-SA

APPLICANT—Southwest Pump Company, owner—gasoline pumps.

316-60-SM

APPLICANT—Intrusion-Prepakt Inc., owner—cast-in-place piles.

436-60-SA

APPLICANT—Carrier Corporation, owner—room cooling units.

609-60-SM

APPLICANT—Security Products Co.—Pauly Jail Bldg. Co., owner—security window.



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678-45-SM

APPLICANT—Paramount Tank & Steel Products Corp., owner—amendment of resolution as to change of ownership.

MAX H. FOLEY, *Chairman.*

DECEMBER 13, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 13, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

424-60-BZ

APPLICANT—Maurice G. Usan for Moraine Construction Company, Incorporated, owner.

SUBJECT—Application May 27, 1960—decision of the Borough Superintendent under Section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the maintenance of a one family dwelling that encroaches on the required 15 foot setback from the street line.

PREMISES AFFECTED—82 Holly Street, west side, 420 feet south of Sparkhill Avenue, Block 848, Lot 641, Concord, Staten Island, Borough of Richmond.

Laid over from November 9, 1960 to December 13, 1960; applicant to send new notices to affected owners.

274-59-BZ—Vol. II

APPLICANT—Crinnion and Crinnion for Amato Recine, owner.

SUBJECT—Application reopened July 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a private parking lot for the patrons of the catering establishment on Block 4743, Lot 8.

PREMISES AFFECTED—3356-3358 Eastchester Road and 1510-1514 Tillotson Avenue, southeast corner, Block 4744, Lots 1 and 62, Borough of The Bronx.

565-60-BZ

APPLICANT—Leonard F. Rothkrug for Anthony Mazzeo, owner.

SUBJECT—Application July 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the one-story extension of an existing retail store building occupying more than the permitted area and without the required rear yard on first story.

PREMISES AFFECTED—464 86th Street, south side, 135 feet 7¼ inches west of Fifth Avenue, Block 6045, Lot 32, Borough of Brooklyn.

495-60-BZ

APPLICANT—M. Martin Elkind for Camvex Corporation, owner.

SUBJECT—Application June 30, 1960—decision of the Borough Superintendent under Sections 7b and 7c of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the accessory parking area to a retail food market into the residence portion of the property and install a rear doorway leading from the building into the residence use district.

PREMISES AFFECTED—144-50 Northern Boulevard, south side, 356.77 feet east of Parsons Boulevard, Block 5014, Lot 23, Flushing, Borough of Queens.

21-60-BZ

APPLICANT—Lama, Proskauer and Prober for Estate of Sam Minskoff, owner.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Sections 7A, 7c and 21 of the Zoning Resolution, to permit in a retail and residence use D area district, the construction of a one story building for use as stores occupying more than the permitted area coverage, parking, loading and unloading with curb cuts in the residence use portion of the plot.

PREMISES AFFECTED—97-02 to 97-10 63rd Road and 63-01 to 63-11 97th Street, southeast corner and 97-01 to 97-05 63rd Drive, Block 2089, Lots 1 and 3, Rego Park, Borough of Queens.

323-60-BZ

APPLICANT—Lama, Proskauer and Prober for Quest Holding Incorporated, owner.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of a two story and cellar building for stores and offices exceeding the permitted area coverage.

PREMISES AFFECTED—95-12 to 95-32 63rd Road and 63-02 to 63-12 97th Street, southwest corner, and 96-11 to 96-21 63rd Drive, Block 2088, Lots 1, 3 and 6, Rego Park, Borough of Queens.

613-60-BZ

APPLICANT—Lama, Proskauer and Prober for David Minkin, owner.

SUBJECT—Application July 20, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, D area district, the erection of a one story and cellar store building occupying more than the permitted area coverage without the required rear yard and with the loading and unloading area and curb cut in the residence use portion of the plot.

PREMISES AFFECTED—97-14 to 97-22 63rd Road, south side, 102.97 feet east of 97th Street, and 97-11 63rd Drive, Block 2089, Lots 6, 8, 9, 40 and 111, Rego Park, Borough of Queens.

388-39-BZ—Vol. III

APPLICANT—Larry Meltzer for Lipmans owner; Jamaica Manufacturing Company, Incorporated, lessee.

SUBJECT—Application reopened July 19, 1960 as Volume III—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit on a plot partly in unrestricted business and residence use districts, the erection of a one story fireproof open shed within the residence portion of the plot; such shed to be used for off-street loading and unloading and storage of crates and to use the open portion of the plot for additional off-street loading and unloading and accessory parking and storage; all in conjunction with the existing buildings and uses on this plot.

PREMISES AFFECTED—1197-1207 DeKalb Avenue, northside, 76 feet 8½ inches east of Bushwick Avenue, Block 3231, Lot 33, Borough of Brooklyn.

507-60-BZ

APPLICANT—Sidney H. Kitzler for Anthony Celifarco, owner.

SUBJECT—Application July 6, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the construction of a one story extension to the rear of an existing building and occupy the premises for baling and storage of rags and paper waste.

PREMISES AFFECTED—645 4th Avenue, east side, 73 feet 6½ inches south of 19th Street, Block 637, Lot 5, Borough of Brooklyn.

549-60-BZ

APPLICANT—Crinnion and Crinnion for David Freedman, owner.

SUBJECT—Application July 19, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction, alteration and extension of the present buildings and extend the present permitted use of office, manufacturing of mattresses and the storage of mattresses and metal springs.

PREMISES AFFECTED—525 Compton Avenue, southwest corner of Stephens Avenue, Block 3476, Lot 40, Borough of The Bronx.



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## 554-60-BZ

APPLICANT—Herbert E. Matz for St. John's Lutheran Church, owner.

SUBJECT—Application July 14, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the replacement of the frame structure above the basement floor of an existing building with a Class 2 superstructure without the required rear and side yards and occupying more than the permitted area coverage.

PREMISES AFFECTED—86-20 114th Street, west side, 157 feet south of 86th Avenue, Block 9226, Lot 69, Richmond Hill, Borough of Queens.

## 555-60-A

APPLICANT—Herbert E. Matz for St. John's Lutheran Church, owner.

SUBJECT—Application July 14, 1960—appeal from a decision of the Borough Superintendent—re—class 3 construction—church, height.

PREMISES AFFECTED—86-20 114th Street, west side, 157 feet south of 86th Avenue, Block 9226, Lot 69, Richmond Hill, Borough of Queens.

## 632-60-BZ

APPLICANT—Joshua Brown for Cardinal Distributors, Incorporated, owner.

SUBJECT—Application August 23, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a retail and residence use district, the rehabilitation of an existing beer and liquor wholesale distributing establishment by the erection of a new warehouse and office building to include the existing masonry warehouse, facing Union Avenue, the proposed building exceeds the permitted area coverage and encroaches on the required rear yard, the brick structure and curb cut located in the residence portion to be retained.

PREMISES AFFECTED—2920 Richmond Terrace, south side, 78.89 feet west of DeHart Avenue, Block 1213, Lot 75, Mariners Harbor, Borough of Richmond.

## 634-60-BZ

APPLICANT—Aaron Halperin for Frances P. Headley, owner.

SUBJECT—Application August 23, 1960—decision of the Borough Superintendent, under Sections 7e, 7f, 7g, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, erection of a new gasoline service station with a non-automatic auto laundry, minor repairs with hand tools only, auto safety inspection station and parking and storage of motor vehicles.

PREMISES AFFECTED—45 Elizabeth Avenue, southwest corner of Richmond Terrace, Block 150 Lots 9 and 156, Stapleton, Borough of Richmond.

## 670-60-BZ

APPLICANT—Joshua Brown for Victor and Margareth Losquadro, owner.

SUBJECT—Application September 15, 1960—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a one story and part cellar drive-in refreshment stand with accessory parking for more than five (5) motor vehicles for patrons awaiting service, the proposed work will be limited to 22,500 square feet.

PREMISES AFFECTED—2407 Richmond Avenue, northeast corner of Richmond Hill Road, Block 2380, Lot 1, New Springville, Borough of Richmond.

## 671-60-A

APPLICANT—Joshua Brown for Victor and Margareth Losquadro, owner.

SUBJECT—Application September 15, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Richmond Avenue.

PREMISES AFFECTED—2407 Richmond Avenue, northeast corner of Richmond Hill Road, Block 2380, Lot 1, New Springville, Borough of Richmond.

## 603-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Hantman Associates, owner.

SUBJECT—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—241-09 to 241-21, (241-15 official), Northern Boulevard and 44-36 to 44-42 Douglaston Parkway, northwest corner, Block 8092, Lot 39, Douglaston, Borough of Queens.

Laid over from September 27, 1960, for hearing to November 15, 1960, at the request of the applicant; then to December 13, 1960, for inspection and continued hearing.

## 762-49-BZ

APPLICANT—John V. Neill, Sr. for Neill and Altberg, owners.

SUBJECT—Application reopened November 1, 1960 for consideration as to extension of term of variance, expired May 24, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district a factory and storage warehouse for plumbing supplies, and the cutting and threading of pipe.

PREMISES AFFECTED—47-35 to 47-43 49th Street, east side, 195 feet north of 48th Avenue, Block 2287, Lot 10, Woodside, Borough of Queens.

## 544-52-BZ

APPLICANT—Mazza and Seccia for Estate of Joseph Eisner and Joseph I. and Evelyn J. Lubin Foundation, Inc., owners.

SUBJECT—Application reopened November 15, 1960 for consideration as to amendment of resolution and extension of term of variance—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a restricted retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—336 East 45th Street, south side, 125 feet 11 inches west of 1st Avenue, Block 1337, Lot 35, Borough of Manhattan.

## 864-52-BZ

APPLICANT—Kingsbridge Parking Inc. for Estate of John Unger, Jr., owner.

SUBJECT—Application reopened November 15, 1960 for consideration as to extension of term of variance, expires December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting the extension of the existing parking and storage of more than five motor vehicles in a business use district portion of the plot to extend into the residence use district portion of the plot.

PREMISES AFFECTED—163 West Kingsbridge Road, northeast corner of Kingsbridge Terrace, Block 3253, Lots 11, 12 and 17, Borough of The Bronx.

## 204-48-BZ

APPLICANT—Felwood Realty Co., Inc., owner.

SUBJECT—Application reopened November 15, 1960 for consideration as to extension of term of variance, expired February 2, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in the residence use portion of the plot, the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot, the use of existing frame building and



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open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot, the storage of lumber and building materials in an existing building and the storage of five motor vehicles in existing five car garage.

**PREMISES AFFECTED**—141-59 Springfield Boulevard, east side, 130.85 feet south of 141st Road (buildings 1, 2 and 3), Block 13062, Lot 90 and Block 13063, Lot 55, Springfield, Borough of Queens.

## 486-47-BZ

**APPLICANT**—Francis Romanelli for Robert Romanelli, owner.

**SUBJECT**—Application reopened November 15, 1960 for consideration as to extension of term of variance, expires December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the extension to an existing junk shop for the storage of rags, scrap metal, paper storage and the baling of paper.

**PREMISES AFFECTED**—149-07 to 149-19 New York Boulevard and 179-01 to 179-07 149th Road, northeast corner, Block 13409, Lots 1, 3, 5 and 6, South Ozone Park, Borough of Queens.

## 827-50-BZ

**APPLICANT**—Irving P. Marks for Meyer B. Funk, owner.

**SUBJECT**—Application reopened November 15, 1960 for consideration as to extension of term of variance, expires April 17, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence and retail use district, the parking of customer's cars.

**PREMISES AFFECTED**—68-02 to 68-28 Fresh Meadow Lane, northwest corner of 69th Avenue, Block 6928, Lot 56, Flushing, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 222-54-BZ

**APPLICANT**—Fred Weinstock for 95-26 Sutphin Boulevard Corp., owner.

**SUBJECT**—Application reopened October 18, 1960 for consideration as to extension of term of variance, expired January 25, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles of patrons' and employees' of adjoining building, loading and unloading with a business entrance (curb cut).

**PREMISES AFFECTED**—95-25 Waltham Street, east side, 150 feet north of 97th Avenue, Block 10026, Lots 35, 37 and 39, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from November 15, 1960 to December 13, 1960, for decision as to extension of term of variance; applicant to meet the requirements of the original resolution and file one photograph.

MAX FOLEY, *Chairman*.

## DECEMBER 13, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 13, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 13-60-A

**APPLICANT**—Charles Giorlando, owner.

**SUBJECT**—Application April 5, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation

of Section 177, Subdivision 3 of the Multiple Dwelling Law—re rear yard.

**PREMISES AFFECTED**—1358-1360 Clove Road, west side, and 9 Cayuga Avenue, east side, 84-10 feet south of Schoharie Street, Block 655, Lot 9, West Brighton, Borough of Richmond.

## 611-60-A

**APPLICANT**—Thomas V. Burke, Superintendent of Buildings, Borough of Manhattan.

**OWNER OF PREMISES**—K & K Associates, Inc.

**SUBJECT**—Application August 1, 1960—Revocation of Certificate of Occupancy #52,387, Alteration Number 196/59.

**PREMISES AFFECTED**—136 East Broadway, north side, 210 feet 5 inches east of Pike Street, Block 283, Lot 59, Borough of Manhattan.

## 646-60-A

**APPLICANT**—Charles N. Whinston for 673 Madison Realty Corporation, owner.

**SUBJECT**—Application August 31, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 172 (2a) of the Multiple Dwelling Law re-increase in height.

**PREMISES AFFECTED**—673 Madison Avenue, northeast corner of East 61st Street, Block 1376, Lot 21, Borough of Manhattan.

## 720-60-A

**APPLICANT**—Haus and Bresin for Frank McCauley, owner.

**SUBJECT**—Application September 28, 1960—Appeal from a decision of the Borough Superintendent re-installation gasoline tanks.

**PREMISES AFFECTED**—740 Atlantic Avenue, southwest corner of Carlton Avenue, Block 1170, Lot 35, Borough of Brooklyn.

MAX H. FOLEY, *Chairman*.

## DECEMBER 20, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 20, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 606-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Sadie Abato, owner.

**SUBJECT**—Application August 10, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of a junk yard for a term of fifteen (15) years.

**PREMISES AFFECTED**—2645-2647 Mill Road, north side, 24 ft. 11½ in. west of Bay 44th Street, 214-218 Bay 44th Street, Block 6911, Lot 44, Borough of Brooklyn.

## 607-60-A

**APPLICANT**—Lama, Proskauer and Prober for Sadie Abato, owner.

**SUBJECT**—Application August 10, 1960—Appeal from a decision of the Borough Superintendent re—Corrugated metal, frame shed for business use.

**PREMISES AFFECTED**—2645-2647 Mill Road, north side, 24 feet, 11½ inches west of Bay 44th Street, 214-218 Bay 44th Street, Block 6911, Lot 44, Borough of Brooklyn.

## 633-60-BZ

**APPLICANT**—Haus and Bresin for Tidewater Oil Company, owner.

**SUBJECT**—Application August 24, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the alteration and rearrangement of an existent gasoline service station and extend the uses to include lubritorium,



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car washing (non-automatic), office, sale of accessories, minor repairs with hand tools only and extension of the area for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—122-01 to 122-09 Merrick Boulevard and 175-02 to 175-10 Baisley Boulevard, northeast corner, Block 12480, Lots 1, 7, 47, St. Albans, Borough of Queens.

## 682-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Dora Wittenstein, owner.

**SUBJECT**—Application September 20, 1960—decision of the Borough Superintendent, under Sections 7c, 7e and 21 of the Zoning Resolution, to permit in a local retail and residence F F area district, the erection of a one and two story structure for retail shopping center consisting of a large supermarket, retail stores and bowling alleys with accessory patron and employee parking extending into the residence district, the building occupying more than the permitted area and without all of the required setbacks and loading and unloading curb cut within 50 ft. of the corner.

**PREMISES AFFECTED**—843-901 Elderts Lane, southeast corner of Linden Boulevard, block bounded by Linden Boulevard, Loring Avenue, Forbell Avenue and Elderts Lane, Block 4492, Lots 1, 16 and 29, Borough of Brooklyn.

## 340-48-BZ—Vol. III

**APPLICANT**—Carl H. Salminen for Frank Amoruso and Thomas Lombardo, owners.

**SUBJECT**—Application reopened October 4, 1960 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the construction and maintenance of an automatic car washing establishment with parking and storage of more than five (5) motor vehicles when the car washing establishment is closed.

**PREMISES AFFECTED**—135-20 35th Avenue and 35-06 Linden Place, southwest corner, Block 4959, Lots 18 and 20, Flushing, Borough of Queens.

## 319-53-BZ—Vol. II

**APPLICANT**—Samuel Rosenblum for Rose Spector, owner.

**SUBJECT**—Application reopened October 18, 1960 as Volume II—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), office and parking and storage of more than five (5) motor vehicles for a term of twenty (20) years.

**PREMISES AFFECTED**—3561 Eastchester Avenue and 1135 East 222nd Street, northwest corner, Block 4900, Lot 2, Borough of the Bronx.

## 574-59-BZ—Vol. II

**APPLICANT**—Burke and Groh for Trans-Lux Theaters Corporation, owner; Crest Lanes, lessee.

**SUBJECT**—Application reopened June 28, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and local retail district, a change of use from a motion picture theatre to a bowling alley and parking area, under the authority vested in the Board by Sections 7e and 7h of the Zoning Resolution.

**PREMISES AFFECTED**—1143-1151 Ogden Avenue, west side, 100 feet south of Union Place, Block 2526, Lot 95, Borough of the Bronx.

## 249-59-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Angelo Avellone, owner; A & B Liquor Store, lessee.

**SUBJECT**—Application reopened May 10, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of two retail stores with parking

and storage of more than five (5) motor vehicles in addition to accessory parking on vacant portion and dwellings on the second and third stories, all for a temporary term of twenty (20) years.

**PREMISES AFFECTED**—95-02 to 95-04 35th Avenue, southwest corner, of 95th Street, Block 1469, Lot 1, Jackson Heights, Borough of Queens.

## 476-60-BZ

**APPLICANT**—John J. Tricarico for O. Caratozzolo and Sons, owner.

**SUBJECT**—Application June 23, 1960—decision of the Borough Superintendent, under Sections 7h and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the construction of a two car garage as accessory to a funeral home under construction, the combined area coverage of which exceeds the permitted area coverage with accessory parking, all in the residence use portion of the plot.

**PREMISES AFFECTED**—70-17 Cooper Avenue and 71-80 to 71-86 71st Street, northwest corner, Block 3686, Lot 46, Glendale, Borough of Queens.

## 7-56-BZ—Vol. II

**APPLICANT**—Murray L. White for Claribel Knapp, owner.

**SUBJECT**—Application reopened October 18, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with attendant's shack for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—88-22 182nd Street, west side, 175 feet north of 89th Avenue, Block 9917, Lots 11 and 56, Jamaica, Borough of Queens.

## 653-60-BZ

**APPLICANT**—Haus and Bresin for Playland Center, Incorporated, owner.

**SUBJECT**—Application September 9, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the construction and maintenance of a parking lot for patrons of the adjoining children's Amusement Park, for a temporary term of five (5) years.

**PREMISES AFFECTED**—92-01 to 92-07 164th Avenue and 163-51 92nd Street, northeast corner, Block 14076, Lot 137, Howard Beach, Borough of Queens.

## 209-46-BZ—Vol. VI

**APPLICANT**—Carl H. Salminen for H. M. Williams Chevrolet Incorporated, owner.

**SUBJECT**—Application reopened September 20, 1960 as Volume VI—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present accessory parking to an existing automobile showroom.

**PREMISES AFFECTED**—94-05 Northern Boulevard and 32-02 to 32-60 Junction Boulevard, northwest corner, Block 1423, Lots 1, 2 and 45, Jackson Heights, Borough of Queens.

## 562-60-BZ

**APPLICANT**—Sampson Levy for John and Henry Tanabe, Thelma R. Stern, Isadore and Phyllis Rubin and Henry and Beverly Nieves, owners.

**SUBJECT**—Application July 20, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit the erection of a six story multiple dwelling on a plot partly in a "C" area district and partly in an E-1 area district with less than the required setback, occupying more than the permitted area coverage and exceeding the permitted floor area ration.

**PREMISES AFFECTED**—2-26 Rugby Road and 1308-1326 Caton Avenue, southwest corner, Block 5074, Lots 4, 6, 12 and 14, Borough of Brooklyn.



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## 406-60-BZ

APPLICANT—Oscar A. Bloustein for Park-Nostrand Corporation, owner.

SUBJECT—Application May 25, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sales, minor repairs with hand tools only, and parking and storage of more than five (5) cars, sale of auto accessories, storage and ground sign, all for a term of fifteen (15) years.

PREMISES AFFECTED—3994-4004 Nostrand Avenue and 3691 Shore Parkway, northwest corner, Block 7501, Lot 224, Borough of Brooklyn.

## 285-59-BZ—Vol. II

APPLICANT—Elliot Saltzman for Zinzi and Sons, owner.

SUBJECT—Application reopened September 27, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, B area district, the construction of a two story extension to an existing building occupying more than the permitted area and extend the present legal use of Junk Shop into the proposed extension.

PREMISES AFFECTED—1156 Simpson Street, east side, 149 feet, 9 inches, south of Home Street, Block 2728, Lot 11, Borough of The Bronx.

## 286-59-A—Vol. II

APPLICANT—Elliot Saltzman for Zinzi and Sons, owners.

SUBJECT—Application reopened September 27, 1960 as Volume II—appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—1156 Simpson Street, east side, 149 feet, 9 inches south of Home Street, Block 2728, Lot 11, Borough of The Bronx.

## 553-60-BZ

APPLICANT—Sidney H. Kitzler for Sylvia Kornblum, owner.

SUBJECT—Application July 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the conversion of a professional apartment to a living apartment in the cellar of an existing class A multiple dwelling.

PREMISES AFFECTED—286 Corbin Place, northwest corner of The Esplanade, Block 7516, Lot 279, Borough of Brooklyn.

## 416-60-BZ

APPLICANT—McInerney and Mulvaney for Springfield, L. I., Cem. Soc., and Tres Dor Realty Company, Incorporated, owners.

SUBJECT—Application May 26, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building in a retail use district which is to be used for the repair of motor operated cemetery equipment and as a locker room for cemetery employees and the parking and storage of motor vehicles in an area which lies partly in the retail use and partly in an adjoining residence use district.

PREMISES AFFECTED—121-22 to 121-58 (121-30 official) and 121-72 to 121-90 Springfield Boulevard and 99-01 to 99-19 122nd Avenue, northwest corner, and 199-02 to 202-94 Nashville Boulevard, Block 12695, Lots 1, 25, 21, 35, 47, 52, 81, 83 and 102, Springfield, Borough of Queens.

## 668-60-BZ

APPLICANT—Charles A. Buckley, Jr., for Saul Furman and Abraham Marchison, owners.

SUBJECT—Application September 14, 1960—decision of the Borough Superintendent, under Sections 21 and 19B(e) of the Zoning Resolution, to permit in a residence use, E and D area district, the erection of a multiple dwell-

ing occupying more than the permitted area coverage and floor area in the E area portion of the plot and less than the required parking spaces.

PREMISES AFFECTED—775-779 Waring Avenue, north side, from Wallace Avenue to Barnes Avenue, 2400-2416 Wallace Avenue, 2401-2417 Barnes Avenue, Block 4436, Lots 1, 3, 4, 6, 8, 10, 50 and 51, Borough of the Bronx.

MAX H. FOLEY, *Chairman*.

## DECEMBER 20, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 20, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 637-60-A

APPLICANT—Mortimer E. Freehof for Fealan Corporation, owner.

SUBJECT—Application August 30, 1960—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 34, subdivision 6 and Section 177 of the Multiple Dwelling Law re—Cellar occupancy re yard.

PREMISES AFFECTED—104 East 30th Street, south side, 80 feet east of Park Avenue South (4th Avenue), Block 885, Lot 86, Borough of Manhattan.

### 672-60-A

APPLICANT—Albert Melniker for James Cox, owner.

SUBJECT—Application September 16, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Dora Street.

PREMISES AFFECTED—21 Dora Street, North side, 183.11 feet west of Woolley Avenue, Block 472, Lot 66, Castleton Corners, Borough of Richmond.

### 693-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

PREMISES AFFECTED—164 Wolverine Street, southwest corner of Wilder Avenue, Block 4400, Lot 1, Oakwood Heights, Borough of Richmond.

### 694-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

PREMISES AFFECTED—168 Wolverine Street, south side, 52 feet west of Wilder Avenue, Block 4400, Lot 45, Oakwood Heights, Borough of Richmond.

### 695-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

PREMISES AFFECTED—172 Wolverine Street, south side, 92 feet west of Wilder Avenue, Block 4400, Lot 43, Oakwood Heights, Borough of Richmond.

### 696-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed Pursuant to Section 36 of the General City Law re—building not fronting on legal Street—Thomas Street.

PREMISES AFFECTED—176 Wolverine Street, south side, 132 feet west of Wilder Avenue, Block 4400, Lot 41, Oakwood Heights, Borough of Richmond.



# CALENDAR

697-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Thomas Street.

PREMISES AFFECTED—180 Wolverine Street, south side, 172 feet west of Wilder Avenue, Block 4400, Lot 39, Oakwood Heights, Borough of Richmond.

698-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Thomas Street.

PREMISES AFFECTED—184 Wolverine Street, south side, 157.17 feet east of Thomas Street, Block 4400, Lot 37, Oakwood Heights, Borough of Richmond.

699-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Thomas Street.

PREMISES AFFECTED—190 Wolverine Street, south side, 94.67 feet east of Thomas Street, Block 4400, Lot 34, Oakwood Heights, Borough of Richmond.

712-60-A

APPLICANT—Charles M. Spindler for Colgas Incorporated, owner.

SUBJECT—Application September 27, 1960—Appeal from a decision of Borough Superintendent re—marquee.

PREMISES AFFECTED—3210-3222 White Plains Road, east side, 75 feet north of Burke Avenue, Block 4596, Lot 9, Borough of the Bronx.

MAX H. FOLEY, *Chairman.*

# MINUTES

## REGULAR MEETING

TUESDAY MORNING, NOVEMBER 15, 1960, 10 A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 1, 1960, were approved as printed in the Bulletin of November 10, 1960, Vol. 45, No. 45.

718-28-BZ—Vol. III

APPLICANT—Robert J. Crinnion for 1540 Concourse Corporation, owner; Hellman Funeral Chapels Incorporated, lessee.

SUBJECT—Application reopened December 15, 1959 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the extension of the area of the present funeral chapel by the addition of an adjoining store.

PREMISES AFFECTED—1532 to 1540 Grand Concourse, east side, 268.82 feet south of Mount Eden Parkway, Block 2821, Lot 13, Borough of the Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Laid over to November 29, 1960, at 10 A.M. for inspection and decision; hearing closed.

30-30-BZ—Vol. III

APPLICANT—Haus and Bresin for Samuel Schenkel, owner.

SUBJECT—Application September 8, 1960, decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the construction of a six foot extension along the front and a fifteen foot by fifteen foot 6 inch extension on the rear of the service building as previously approved by the Board under Vol. II and extend the uses to include car washing.

PREMISES AFFECTED—1977-1983 Ocean Avenue and 2001-2013 Avenue O, northeast corner Block 7674, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to December 6, 1960, at 10 A.M. for decision and two publications in the Bulletin.

603-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Hantman Associates, owner.

SUBJECT—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—241-09 to 241-21 (241-15 official) Northern Boulevard and 44-36 to 44-42 Douglaston Parkway, northwest corner, Block 8092, Lot 39, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Irving Hantman.

For Opposition: Rev. G. Helfenstein, Gordon W. Paulsen, Dave Simon and Jeremiah M. Evarts.

ACTION OF BOARD—Laid over to December 13, 1960, at 10 A.M. for inspection and continued hearing.

1212-40-BZ—Vol. II

APPLICANT—Lama Proskauer and Prober for Frank and Maria Damato, owners.

SUBJECT—Application reopened June 1, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7i and 7b of the Zoning Resolution, to permit in a retail and residence use district, the use of the premises as a motor vehicle repair shop with ignition and carburetor service and the continuance of the legal use of parking and storage of motor vehicles of the pleasure car type on the vacant portion of the plot.

PREMISES AFFECTED—1061 Montgomery Street, north side, 30 feet, 9¼ inches west of East New York Avenue and 46-48 Ford Street, west side, 73 feet, 05/8 inches north of East New York Avenue, Block 1420, Lots 51 and 59, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to November 29, 1960, at 10 A.M. for inspection and decision; hearing closed.

222-54-BZ

APPLICANT—Fred Weinstock for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application reopened October 18, 1960 for consideration as to extension of term of variance, expired



# MINUTES

January 25, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles of patrons' and employees' of adjoining building with loading and unloading with a business entrance (curb cut).

**PREMISES AFFECTED**—95-25 Waltham Street, east side, 150 feet north of 97th Avenue, Block 10026, Lots 35, 37 and 39, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Fred Weinstock.

**ACTION OF BOARD**—Laid over to December 13, 1960, at 10 A.M. for decision as to extension of term of variance; applicant to meet the requirements of the original resolution and file one photograph; hearing closed.

## 602-57-BZ—Vol. II

**APPLICANT**—Robert Gottlieb for Rose Gscheidle, owner.

**SUBJECT**—Application reopened May 10, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story Class 3 building to be used for the storage and transshipping of merchandise and continue the present parking of motor vehicles for a term of ten (10) years.

**PREMISES AFFECTED**—2300 Story Avenue, southeast corner of Havameyer Avenue, Block 3698, Lots 3 and 6, Borough of the Bronx.

## APPEARANCES—

For Applicant: Robert Gottlieb and Fred Gscheidle.

For Opposition: John Zenir, Thomas Kelly, James A. O'Malley, William Henne, Rebecca Moskowitz, Florence Engelhardt, Ida Berntsen, Henry Singer, Marie Roeder, John Lavacca, A. Lavacca, May Mladinich, May Rogich, Concetta Desiderio, Domenica Kurchio Dora Schwarz, J. Schering, C. Falceglia, M. Ruckel, K. O'Malley, Else Vogt, Florence Conte, Alex Hurt, Anna T. Votava, Marylyn J. Caki, Rocco Lavacca and Lawrence Hughes.

**ACTION OF BOARD**—Laid over to November 29, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 846-59-BZ

**APPLICANT**—Herman Kron for L. B. Oil Company Incorporated, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the present uses to include car wash, auto repairs, sale of accessories, used cars, ground sign and parking and storage of more than 5 motor vehicles.

**PREMISES AFFECTED**—32-54 Highland Boulevard and 1731-1741 Bushwick Avenue, northeast corner of Gillen Place, Block 3481, Lots 16 and 7, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

**ACTION OF BOARD**—Laid over to November 29, 1960, at 10 A.M. for applicant to consult Board's engineer as to applicable section of Zoning Resolution, obtain Building Department decision if additional lot is included in application; and for inspection and decision; hearing closed.

## 27-60-BZ

**APPLICANT**—Ingram Carner for Ben Poretsky, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit on a plot, located partly in a business and partly in a residence use district, the parking and storage of more than five (5) motor vehicles for a temporary term of ten (10) years.

**PREMISES AFFECTED**—466-476 Fenimore Street, south side and 645 New York Avenue, 100 feet east of New York Avenue, Block 4815, Lot 14, Borough of Brooklyn.

## APPEARANCES—

For Applicant: None.

For Opposition: Robert T. C. Hammerling.

**ACTION OF BOARD**—Laid over to November 22, 1960, at 10 A.M.

## 103-60-BZ

**APPLICANT**—Herman Kron for Marine Theatre Holding Company, owner.

**SUBJECT**—Application February 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of additional stores which exceeds the permitted area coverage.

**PREMISES AFFECTED**—3149-3173 (3171 official) Whitney Avenue and 2259-2271 Plumb 1st Street, northeast corner, Block 7527, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

**ACTION OF BOARD**—Laid over to November 29, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 164-60-BZ

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, and a ground sign all for a term of fifteen (15) years.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

## APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: R. A. Brown and P. W. Brand.

**ACTION OF BOARD**—Laid over to December 6, 1960, at 10 A.M. for further consideration and decision; hearing previously closed.

## 165-60-A

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service Station partly in bed of mapped street, proposed widening Metropolitan Avenue.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

## APPEARANCES—

For Applicant: Paul Friedman.

**ACTION OF BOARD**—Laid over to December 6, 1960, at 10 A.M. for further consideration and decision; hearing previously closed.

## 186-60-BZ

**APPLICANT**—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

**SUBJECT**—Application March 11, 1960, decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, for a term of ten years, the change in occupancy of an existing building, from a fire house, to office and storage and sale of building materials as an extension of the present permitted uses on the adjoining lot.

**PREMISES AFFECTED**—393-401 Halsey Street, north-



# MINUTES

side, 275 feet east of Sumner Avenue, Block 1659, Lots 64, 65 and 68, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: Henry Robinson.

ACTION OF BOARD—Laid over to November 22, 1960, at 10 A. M. for further consideration and decision; hearing closed.

## 187-60-A

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960, appeal from a decision of the Borough Superintendent—re stairs, partitions, etc.

PREMISES AFFECTED—393-401 Halsey Street, north-side, 275 feet east of Sumner Avenue, Block 1659, Lots 64, 65 and 68, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Laid over to November 22, 1960, at 10 A. M. for further consideration and decision; hearing closed.

## 297-60-BZ

APPLICANT—Lama, Proskauer and Prober for John Salvato, owner.

SUBJECT—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the use of the premises as a motor vehicle repair shop, including collision work, touch up painting with the use of acetylene torch and electric welding and the parking and storage of motor vehicles awaiting service in the rear yard for a term of ten (10) years.

PREMISES AFFECTED—638-640 Utica Avenue, west side, 107 feet 2½ inches south of Winthrop Street, Block 4617, Lot 15, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama and Frank Salvato.

For Opposition: Bernard Silberman and John F. Neary.

ACTION OF BOARD—Laid over to November 29, 1960, at 10 A. M. for inspection and decision; applicant to submit new drawings; hearing closed.

## 304-60-BZ

APPLICANT—James E. Vassalotti for Joseph Angelene, owner.

SUBJECT—Application April 22, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story and cellar building for use as a supermarket with loading and unloading, business sign and parking for patrons and employees' cars for a term of twenty-five (25) years.

PREMISES AFFECTED—2214-2244 Stillwell Avenue and 2-18 Bay 46th Street, southwest corner and 11-57 27th Avenue, Block 6885, Lot 29, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Harvey Fox, New York City Housing Authority and John Saunders, Board of Education.

ACTION OF BOARD—Laid over to November 29, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 326-60-BZ

APPLICANT—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the per-

mitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

PREMISES AFFECTED—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Louis C. Moser, J. M. Sherega and Elizabeth Lamanna.

ACTION OF BOARD—Laid over to November 29, 1960, at 10 A. M. for decision; applicant to file revised drawings; hearing closed.

## 390-60-BZ

APPLICANT—Samuel Carr for Coppel Blechman, owner.

SUBJECT—Application May 19, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the construction of a one story, Class 3 building to be used for light manufacturing and sales with less than the required rear yard and parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—147-83 to 147-99 Farmers Boulevard, south side, 64.56 feet east of Rockaway Boulevard, Block 13364, Lots 15 and 20, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: None.

ACTION OF BOARD—Laid over to November 29, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 473-60-BZ

APPLICANT—Michael Alfano for Suela Realty Corporation, owner.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles of the pleasure car type for a term of five (5) years.

PREMISES AFFECTED—656-658 Casanova Street, east side, 150 feet south of Spofford Avenue, Block 2765, Lot 195, Borough of The Bronx.

## APPEARANCES—

For Applicant: Frank Damiano.

For Opposition: Daisy Hardy, John Magnani, George G. Nadell, Anna Floyd, Frank Toscano, Erna Meade, Eustagvio Rivera, Rafalla Boyer, George A. Barnes and Marvin Rosen.

ACTION OF BOARD—Laid over to November 29, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 477-60-BZ

APPLICANT—H. E. Horwood and Louis B. Santangelo for Cliffsedge Realty Incorporated, owner.

SUBJECT—Application June 23, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non transient parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—1559 Undercliff Avenue and 1536-1540 Sedgwick Avenue, east side, 1068.43 feet south of West 176th Street, Block 2880, Lots 29, 43 and 45, Borough of The Bronx.

## APPEARANCES—

For Applicant: H. E. Horwood.

For Opposition: None.

For Administration: Harvey Fox, New York City Housing Authority.

ACTION OF BOARD—Laid over to November 29, 1960, at 10 A. M. for inspection and decision; hearing closed.



# MINUTES

488-60-BZ

APPLICANT—Dominick Salvati and Son for Big Ben Incorporated, owner; Muffler King Incorporated, lessee.  
SUBJECT—Application June 29, 1960—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the change in use of the first floor, from storage, to the removal and installation of motor vehicle mufflers and tail pipes, with the use of propane or acetylene torches with office on the first floor; the occupancy of the second floor, now used for offices and storage, will not be changed.  
PREMISES AFFECTED—140-46 Queens Boulevard, west side, 116.7 feet north of Jamaica Avenue, Block 9619, Lot 28, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Leon Komondorea.  
For Opposition: Norman A. Roberts.

ACTION OF BOARD—Laid over to November 29, 1960, at 10 A. M. for inspection and decision; hearing closed.

516-60-BZ

APPLICANT—Joseph Lau for P. J. H. Realty Corporation, Catherine Healy, owner.  
SUBJECT—Application July 7, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail use district, the creation of two stores with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—350-354 East 53rd Street and 963 1st Avenue, southwest corner, Block 1345, Lot 30, Borough of Manhattan.

## APPEARANCES—

For Applicant: Joseph Lau.  
For Opposition: None.

ACTION OF BOARD—Laid over to November 29, 1960, at 10 A. M. for inspection and decision; hearing closed.

522-60-BZ

APPLICANT—Crinnion and Crinnion for Louis Harris and Sophie Harris, owners.  
SUBJECT—Application July 8, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—683-685 West 204th Street, southeast corner of Cooper Street, Block 2241, Lot 1, Borough of Manhattan.

## APPEARANCES—

For Applicant: Robert J. Crinnion.  
For Opposition: Irwin Kallman and William H. Bright.  
ACTION OF BOARD—Laid over to November 29, 1960, at 10 A. M. for inspection and decision; hearing closed.

26-60-BZ

APPLICANT—Victor E. Block for Vinlo Incorporated, owner.  
SUBJECT—Application July 8, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—282-284 East 3rd Street, south side, 140 feet 8 inches east of Avenue C, Block 372, Lots 14 and 15, Borough of Manhattan.

## APPEARANCES—

For Applicant: Victor E. Block.  
For Opposition: Louis D'Agostino.  
ACTION OF BOARD—Laid over to November 29, 1960, at 10 A. M. for inspection and decision; hearing closed.

7-34-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.  
SUBJECT—Application reopened May 24, 1960 as Volume

III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the construction of an extension, re-arrangement of partitions, and refacing of the exterior with porcelain enamel on the present service building of the existing gasoline service station and the re-arrangement of the pump islands.

PREMISES AFFECTED—187-37 to 187-47 (187-41 official) Hillside Avenue and 87-88 to 87-96 188th Street, northwest corner, Block 9960, Lot 1, Hollis, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Becker..... 3  
Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 1, 1960 after due notice by publication in the Bulletin; laid over to November 15, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 25, 1960 acting on Alt. Applic. No. 256-60, reads:

"1. The proposed one story extension to the existing gasoline service sta., lubritorium, office and sales, car washing, minor auto repairs with hand tools only for adjustments maintained solely within the bldg., Parking and Storage of cars in open area; rearranging interior partitions, refacing facade of bldg. with porcelain enamel facing and rearrangement of pump islands located in a Retail use dist., is contrary to Art. II Sec. 4A and Bd. of Sta. and Appeals Variance under Cal. #147-34-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a retail use district, the construction of an extension, re-arrangement of partitions and refacing the exterior with porcelain enamel on the present service building of the existing gasoline service station and the rearrangement of the pump islands, *on condition* that the work shall conform with drawings filed with this application dated April 13, 1960, 6 sheets; that there shall be no windows in the rear of the service building; that the parking and storage shall be for passenger vehicles only; that all laws, rules and regulations applicable shall be complied with; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

74-35-BZ—Vol. III

APPLICANT—Larry Meltzer for Thaler Realty Corporation, owner; Wurtzel Brothers, Inc., lessee.

SUBJECT—Application reopened December 22, 1959 as Volume III—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the inclusion of motor vehicle repair shop and automobile showroom to an existing gasoline service station and storage garage for more than five (5) motor vehicles (previously granted by the Board.)

PREMISES AFFECTED—2475 to 2481 Flatbush Avenue and 5101 to 5119 Avenue U, northeast corner, Block 8543, Lot 3, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Larry Meltzer and Irving Wurtzel.  
For Opposition: None.



# MINUTES

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 1, 1960 after due notice by publication in the Bulletin; laid over to November 15, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1959 acting on Alt. Applic. No. 2613-59, reads:

"1. Proposed change of occupancy from gasoline service station and storage garage for more than five motor vehicles to gasoline service station, automobile showroom, motor vehicle repair shop and storage garage for more than five (5) motor vehicles, in a Business Use District is contrary to Article II Paragraph 4(a) subsections 15, 29 and 46 of the Zoning Resolution, and contrary to the Board of Standards and Appeals variance granted under Calendar #74-35-BZ—Volume II."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i, to permit in a business use district, the inclusion of motor vehicle repair shop and automobile showroom in an existing gasoline service station and storage garage for more than five motor vehicles, previously granted by the Board, *on condition* that the work shall conform with drawings filed with this application dated September 21, 1960, 5 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 233-41-BZ

APPLICANT—George McClelland, lessee, for St. Patrick's Roman Catholic Church, owner.

SUBJECT—Application reopened October 18, 1960 for consideration as to extension of term of variance, expired October 11, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting partly in a residence use and partly in a business use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—9419-9423 5th Avenue, east side, 102 feet 8½ inches north of 95th Street, Block 6118, Lot 5, Borough of Brooklyn.

## APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on October 15, 1941, as thereafter amended through October 11, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which expired by time limitation October 11, 1960; and

WHEREAS, this application was reopened on October 18, 1960 and set for hearing on November 15, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 15, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated September 7, 1960 acting on B. N. Applic. No. 451-41, reads:

"1. Parking & storage of more than 5 motor vehicles, pleasure type and taxi-cabs and frame structure, partly in business use and partly in residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 15, 1941, as amended through October 11, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, *on condition* that the fence along Fifth Avenue shall be put in proper condition; and that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 395-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Eleanor M. Howard, owner.

SUBJECT—Application October 20, 1960, decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the construction and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs and storage of more than five (5) motor vehicles, previously granted by the Board under Volume II and to extend the time in which to obtain permits and complete the work under Volume II and under Volume III, to install new curb cuts, relocate the pump island and reduce the size of the building.

PREMISES AFFECTED—1727-1737 Bedford Avenue and 112-122 Sullivan Place, south east corner, Block 1307, Lot 6, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph Krinsky.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was reopened as Volume III on September 20, 1960, subject to regular procedure, and set for hearing on October 25, 1960 at 10 A. M.; and

WHEREAS, a public hearing was held on this application on October 25, 1960, after due notice by publication in the Bulletin; laid over to November 15, 1960 for inspection and decision, applicant to complete papers, hearing closed, and

WHEREAS, the decision of the Borough Superintendent dated July 7, 1960, acting on Amended Alt. Applic. 685-59 reads:

"1. The proposed reduction in size of building, new curb cut on Sullivan Place and relocation of curb cut on Bedford Avenue are all contrary to Board of Standards and Appeals Resolution Cal. #395-46-BZ, Vol. II.

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions; and

WHEREAS, traffic on Sullivan Place comes from the east to Bedford Avenue; and

WHEREAS, the business use district has been extended east along Sullivan Place on the north side to within 100 feet of Stoddard Place by The City Planning Commission and the Board of Estimate (CP 15723); and



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WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7f and i of the Zoning Resolution, to permit in a business use district, the construction and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs and storage of more than five (5) motor vehicles, previously granted by the Board under Volume II, and to extend the time in which to obtain permits and complete the work under Volume II and under Volume III, to install new curb cuts, relocate the pump island and reduce the size of the building on condition, that the work shall be done in accordance with drawings filed with this application dated July 12, 1960, one sheet and October 10, 1960, one sheet; on the further condition, that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 522-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Estate of Frank Permeggia, owner.

SUBJECT—Application reopened July 6, 1960 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the conversion of use of the present two and one half story building from store and dwelling to offices, and erect a one story extension for the storage of pipe and threading and cutting of pipe and the parking and storage of motor vehicles on the unbuilt upon portion of the plot for a stated term of fifteen (15) years.

PREMISES AFFECTED—170-02 to 170-08 (170-02 official) 93rd Avenue, and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application October 18, 1960 after due notice by publication in the Bulletin; laid over to November 1, 1960 for inspection and decision; hearing closed; then to November 15, 1960 for decision; applicant to file revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated May 12, 1960 acting on Alt. Applic. No. 3075-58, reads:

"1. The proposed one story class-3 extension and the change of use of an existing store and one family dwelling to be used for offices, storage or pipes, threading and cutting of pipes and parking and storage of motor vehicles in open area and the proposed business signs and curb cuts in a plot located in a Residence Use district is contrary to Art. II sect. 3 of the Zoning Resolution."

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and revised drawings considered; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e, for

a term of fifteen years, to permit in a residence use district, the conversion of use to the present two and one-half story building from store and dwelling, to offices, and to erect a one story extension for the storage of pipe and threading and cutting of pipe and the parking and storage of motor vehicles on the unbuilt upon portion of the plot, on condition that the work shall conform with drawings filed with this application dated May 24, 1960, 1 sheet and November 10, 1960, 6 sheets revised; that all laws, rules and regulations applicable shall be complied with; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 533-60-A

APPLICANT—Lama, Proskauer and Prober for Estate of Frank Permeggia, owner.

SUBJECT—Application May 24, 1960, appeal from a decision of the Borough Superintendent, re: frame construction, live load.

PREMISES AFFECTED—170-02 to 170-08 (170-02 official) 93rd Avenue and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 12, 1960 on Alt. Applic. 3075-58, reads:

"2—The proposed use of existing frame building for commercial purposes is contrary to Sect. 4.1.3 of the Bldg. Code.

3—Provide 50# L.L. for 2nd fl. office and required by Sect. 7.3.2.2.2 B.C.

NOTE: these premises were subject to Board of Standards and Appeals variance under Cal. #522-48-BZ."

and

WHEREAS, the applicant states that the building is 22 feet by 32 feet in area, 2½ stories, 26 feet high, of class 4 construction, located in residence use, C area, class 1½ height district, built in 1902, now used and occupied: Cellar—storage and boiler room; 1st floor—store and dwelling; 2nd floor and attic, dwelling; and that the proposed use and occupancy will be: Cellar—storage; 1st floor—offices, 7 persons; 2nd floor—offices, 4 persons; attic—vacant; that the open area will be for the parking and storage of motor vehicles; and

WHEREAS, the applicant states that the present building was erected under N.B. Applic. #467-02 for use as store and one family; that no certificate of occupancy was issued; that the records further indicate that under Alt. Applic. #3075-58 and Board of Standards and Appeals Cal. No. 522-48-BZ, Vol. II an application was approved February 2, 1960 to use the building as store and office on the 1st floor and residence on the 2nd and attic floors; that the open area was approved for parking and storage of more than 5 motor vehicles of pleasure car type only; that however, no work was done on this application; that this application forms the basis of an appeal of the Building Zone Resolution for a temporary period of 15 years in order to convert the present building from a store and dwelling to "Offices" and erect a new one story extension of Class III construction having a frontage of 53.06 feet, a depth of 80 feet for use as "Storage of Pipes" Threading and Cutting of pipes; that the open area is proposed for use as "parking and storage" of motor vehicles; that although the present building is classified as a frame building the only part that is frame is the attic; that under this application the stairs to the attic will be removed and the attic will re-



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main vacant; that 40 pounds floor load capacity signs will be posted on the 2nd floor and at no time will the floor load be exceeded; and

WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, dated May 12, 1960, acting on Alt. Applic. 3075-58, Objection Nos. 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that all the requirements adopted by the Board this day under Cal. No. 522-48-BZ, Vol. III shall be complied with and a certificate of occupancy shall be obtained.

## 240-55-BZ

APPLICANT—Lama, Proskauer and Prober for Stanley S. Kilburn, owner.

SUBJECT—Application reopened October 18, 1960 for consideration as to extension of term of variance, expires December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a structure, in the business use district portion of a lot, to be used as body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying and office and gasoline pump within building, owners use only, and parking of cars awaiting service and the storage of kerosene and gasoline in buried tanks, owners use only, in the residence use district portion of the plot.

PREMISES AFFECTED—207-22 to 207-24 (207-22 official) Northern Boulevard, south side, 350 feet west of Oceania Avenue and 206-35 to 206-37 45th Road, Block 7305, Lot 19, Bayside, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

### THE RESOLUTION—

WHEREAS, on December 13, 1955 as thereafter amended through June 26, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation December 13, 1960; and

WHEREAS, this application was reopened on October 18, 1960 and set for hearing on November 15, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 15, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated August 26, 1960 acting on N.B. Applic. No. 596-55, reads:

"1. Proposed extension of term of variance of existing Body & Fender Work, Auto Repair Shop, Car & Motor Washing & Welding, Painting & Spraying, Office, One (1) Gasoline pump (for owner's use only), curb cuts & business signs, in a lot located partly within a Business Use District & partly within a Residence Use District, is contrary to Article II, section 4a and section 3 of the Zoning Resolution.

Note: This premises was subject of B.S. & A. variance under Cal. #240/55/BZ granted for a temporary term to expire 12/13/60."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1955 as amended through June 26 1955 only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, *on condition* that the illegal

signs shall be removed on both the Northern Boulevard and 45th Road frontages; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 356-59-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Anthony Nappi for Ned Kalesh, owner.

SUBJECT—Application October 7, 1960, decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the rearrangement of a proposed one-story extension to a building used as a commissary for a catering establishment for catering use with an occupied area in excess of that permitted, previously granted by the Board.

PREMISES AFFECTED—8609-8613 Fort Hamilton Parkway, east side, 67 feet 5 inches south of 86th Street, Block 6053, Lot 14, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug and Anthony Nappi.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application reopened as Volume II on September 30, 1960, subject to regular procedure, set for hearing on October 25, 1960; and

WHEREAS, a public hearing was held on this application on October 25, 1960, after due notice by publication in the Bulletin; laid over to November 15, 1960 for discussion; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 1, 1960, acting on Alt. Applic. 1537-59, reads:

"1. The plan as now proposed does not agree with the plans approved by the Board of Standards and Appeals under resolution 356-59-BZ as required by the Board."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21, to permit in a retail and residence use, C area district, the rearrangement of a proposed one-story extension to a building used as a commissary for a catering establishment for catering use with an occupied area in excess of that permitted, previously granted by the Board, *on condition* that the work shall conform with drawings filed with this application dated October 7, 1960, 3 sheets and October 24, 1960, 1 sheet; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 885-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socon Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7i, 7a and 7A of the Zoning Resolution, to permit in a local retail and resi



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dence use district, the reconstruction of an existing gasoline service station and extend the present use of gasoline service station to include lubratorium, minor auto repairs with hand tools only, car washing, sales room, utility room, ground sign, parking and storage of motor vehicles extending from the local retail use into the residence use with business entrances and curb cuts within 75 feet of the residence use district.

**PREMISES AFFECTED**—241-02 to 241-10 (241-02 official) Merrick Boulevard and 134-01 to 134-07 241st Street, southeast corner, Block 13205, Lot 34, Laurelton, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1960 after due notice by publication in the Bulletin; laid over to July 12, 1960 for inspection and decision; applicant to file new elevations and revised drawings; hearing closed; then to September 13, 1960 at the request of the applicant; then to November 15, 1960 at the request of an objecting Civic Association; applicant to file revised drawings; copy to association and with leave to association to file statement with the Board; and for decision; and

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1959 acting on N.B. Applic. No. 4351-59, reads:

"1. Proposed demolition, reconstruction and extension of use of an existing service station to—gasoline service station, lubratorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles in a lot located within a Local Retail Use district extending into a Residence Use district is contrary to Art. II sect. 4-C and sect. 3 of the Zoning Resolution.

"2. Proposed ground sign in a Retail Use District is contrary to Art. II sect. 4-C of the Zoning Resolution.

"3. Proposed business entrances (curb cuts) within 75'-0" of a Residence Use district is contrary to Art. II sect. 7-A of the Z.R."

and WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions i, a and A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7i, 7a and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station and extend the present use of gasoline service station to include lubratorium, minor auto repairs, non-automatic car washing, sales room, utility room, ground sign, parking and storage of motor vehicles extending from the local retail use into the residence use, with business entrances and curb cuts within 75 feet of the residence use district, on condition that the work shall be done in accordance with drawings filed with this application dated December 24, 1959, one sheet, February 3, 1960, 2 sheets, October 13, 1960, 3 sheets, revised, and October 13, 1960, two sheets additional; on the further condition, that a brick wall 5 feet 6 inches high, shall be carried from the corner of the accessory building along the east lot line to a point 60 feet from Merrick Boulevard and from the other rear corner of the accessory building along the lot line to the 241st Street building line; and a brick wall 2 feet 6 inches high with an iron picket

fence on top to a total height of 5 feet 6 inches shall be built 30 feet along the 241st Street building line at the south end; that the triangle behind the accessory building shall be fenced with a woven wire fence 5 feet 6 inches in height and the enclosed area shall be planted; that parking shall be limited to passenger motor vehicles; that car washing shall be non-automatic; that sidewalks and curbs shall be repaired to the satisfaction of the Borough President; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 360-60-BZ

**APPLICANT**—Burke and Groh for William E. Sebranek, owner.

**SUBJECT**—Application May 11, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of an insurance office on the first floor of a residence house and also to permit a small business sign to be located in the window of said premises.

**PREMISES AFFECTED**—37-57 91st Street, east side, 100 feet north of Roosevelt Avenue, Block 1479, Lot 49, Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: Jerrold I. Ehrlich.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Becker ..... 3

Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 1, 1960 after due notice by publication in the Bulletin; laid over to November 15, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 11, 1960 acting on Alt. Applic. No. 170-60, reads:

"1. Proposed One-Family and Office use in a building located in a Residence Use District is contrary to Art. II, Sec. 3 of the Zoning Resolution.

"2. Business sign located in a Residence Use District is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e, to permit in a residence use district, the maintenance of an insurance office on the first floor of a residence house and also to permit a small business sign not more than one square foot in area to be located in the window of said premises, on condition that the work shall conform with drawings filed with this application dated May 11, 1960, 5 sheets, with the understanding that the second floor apartment need not be kept vacant; on further condition, that this variance shall be in effect only so long as the owner lives on the premises; that all laws, rules and regulations applicable shall be complied with; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 379-60-BZ

**APPLICANT**—Leonard F. Rothkrug for New York Lien Corporation, owner.

**SUBJECT**—Application May 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning



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Resolution, to permit in a residence use district, the erection and maintenance of a retail supermarket with accessory customer and employee parking, all for a temporary term of twenty-five (25) years.  
PREMISES AFFECTED—1735 Seward Avenue, northwest corner of Rosedale Avenue, Block 3594, Lots 1, 10 and 60, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.  
For Opposition: None.  
For Administration: Harvey Fox, N.Y.C. Housing Authority.

ACTION OF BOARD—Application to withdraw denied.  
THE VOTE TO WITHDRAW—

Affirmative: Chairman Foley, Vice Chairman Kleinert.. 2  
Negative: Commissioner Fox and Commissioner Becker. 2

ACTION OF THE BOARD—Application Denied.  
THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1960 after due notice by publication in the Bulletin; laid over to November 15, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 21, 1960 acting on N.B. Applic. No. 369-60, reads:

"1. The proposed supermarket with accessory parking located in a Residence Use District is contrary to Sec. 3, Art. II of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 369-60, Objection No. One, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 402-60-BZ

APPLICANT—Leonard F. Rothkrug for Stanton Management, Incorporated, owner; Bomar Builders, Incorporated, lessee.

SUBJECT—Application May 20, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a retail supermarket, and accessory parking and signs for a temporary term of twenty-five (25) years.

PREMISES AFFECTED—2069 Bruckner Boulevard, northwest corner of Olmstead Avenue, Block 3797, Lots 33, 42, 50, 52 and 60, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1960 after due notice by publication in the Bulletin; laid over to November 9, 1960 for inspection and decision; applicant to file amended drawing; hearing closed; then to November 15, 1960 for decision; applicant to file revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated May 10, 1960 acting on N.B. Applic. No. 602-60, reads:

"1. The proposed supermarket & stores and accessory parking in a Residence use district is contrary to Art. II Sect. 3 of the Zon. Res. and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit in a residence use district, the construction and maintenance of a retail supermarket, accessory parking and signs for a temporary term of twenty-five years, *on condition* that the work shall conform with drawings filed with this application dated May 20, 1960, 1 sheet and November 14, 1960, 5 sheets revised; that the only opening through the fence on Chatterton Avenue shall be a gate 3 feet 6 inches wide for pedestrians not more than 25 feet from the Olmstead Avenue building line; that trees shall be planted along Chatterton Avenue between the sidewalk and the curb approximately 25 feet apart and not less than 4 inches in diameter; that there shall be no signs on Chatterton Avenue; that all laws, rules and regulations applicable shall be complied with; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 474-60-BZ

APPLICANT—Leonard F. Rothkrug for J. W. Enterprises Incorporated, owner; J. W. Mays, Incorporated, lessee.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a business use district, the change in occupancy, from warehouse and shipping shed, to non-storage garage for more than five (5) cars and store for a temporary term of twenty (20) years.

PREMISES AFFECTED—254-272 Livingston Street, southwest corner of Bond Street, Block 165 part of Lot 29, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 1, 1960 after due notice by publication in the Bulletin; laid over to November 15, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1960 acting on Alt. Applic. No. 1815-60, reads:

"1. In a business use district the proposed change in occupancy from 'stores, warehouse and shipping shed' to 'Stores, public garage (non-storage) for more than 5 cars' is contrary to Art. II Sec. 4(a) subdiv. 15 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f, to permit in a business use district, the change in occupancy from ware



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house and shipping shed, to non-storage garage for more than five cars and store, for a temporary term of twenty years, *on condition* that the building shall conform with drawings filed with this application dated June 22, 1960, 4 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

498-60-BZ

APPLICANT—Latham C. Squire for Frederic E. Elliott, owner.

SUBJECT—Application June 30, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the construction, operation and maintenance of a six story multiple dwelling.

PREMISES AFFECTED—122 76th Street, south side, 98 feet east of Colonial Road and 123 77th Street, Block 5948, Lots 14 and 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Latham C. Squire and John T. Briggs.

For Opposition: Daniel A. Shirk.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 1, 1960 after due notice by publication in the Bulletin; laid over to November 15, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 24, 1960 acting on N.B. Applic. No. 1470-60, reads:

"1. The proposed multiple dwelling to be erected in an E-1 area district is contrary to Art. IV, 15-A of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 1470-60, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

57-60-BZ

APPLICANT—Frederick A. Ketcher for Emanuel Losquadro, owner.

SUBJECT—Application July 21, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the rehabilitation and extension of an existing gasoline service station to provide a new accessory building, six (6) tanks, the installation of curb cuts and the extension of the uses to include non-automatic car washing, office, sale of accessories, motor vehicles, repairs with hand tools only and the parking and storage of motor vehicles.

PREMISES AFFECTED—813-821 Annadale Road, east side, 363 feet north of Posen Street, Block 6225, Lot 21, Annadale, Borough of Richmond.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1960, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated July 20, 1960, acting on Alt. Applic. 240-60, reads:

"1. The extension of an existing gasoline service station and the construction of an accessory building with the additional uses of office, sales, accessory car wash and parking of more than 5 motor vehicles, and minor motor vehicles repairs is contrary to Art. II Section 4A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a of the Zoning Resolution, to permit in a retail use district, the rehabilitation and extension of an existing gasoline service station to provide a new accessory building, six (6) additional tanks, the installation of curb cuts and extension to the uses to include car washing, non-automatic, office, sales of accessories, motor vehicle repairs with hand tools only and parking and storage of motor vehicles *on condition* that the work be done in accordance with drawings filed with this application dated July 21, 1960, 7 sheets; that along the rear and side lot lines there shall be constructed a woven wire fence on a concrete base to a total height of 5 feet 6 inches; that the lot shall be paved with clean cinders or gravel, treated with a binder, and rolled to grade for proper drainage; that signs shall be limited to one brand sign showing the brand of gasoline sold; that all laws, rules and regulations shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

592-60-A

APPLICANT—Frederick A. Ketcher for Emanuel Losquadro, owner.

SUBJECT—Application August 2, 1960—filed pursuant to Section 35 of the General City Law—re building not on mapped city street—proposed widening of Annadale Road.

PREMISES AFFECTED—813-821 Annadale Road, east side, 363 feet north of Posen Street, Block 6225, Lot 21, Annadale, Borough of Richmond.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 20, 1960 on Alt. Applic. 240-60, reads:

"2. The above building is not on a mapped city street, not included on the official map of the City of New York."

and

WHEREAS, the applicant states that the building is 41.55 feet by 21 feet in area, 1 story, 10 feet high, of class 3 construction, located in retail use, D area and class 1½ height



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district; built in July 1934, now used and occupied since 1934; that the proposed use and occupancy will be: 1st floor—gasoline service station, lubrication, accessory car wash, parking and storage of more than five (5) motor vehicles, minor auto repairs with hand tools, 4 persons; and

WHEREAS, the applicant states that the filed survey indicates in bold type the building line of the proposed New York City widened street line currently before the Board of Estimate; that the plans submitted indicate this proposed line as the future building line, and the location of the pumps and the building have been located accordingly; that this proposed widened line is subject to adoption and any change by the Board of Estimate will be reflected in the construction plans before approval; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated July 20, 1960, acting on Alt. App. 240-60, Objection No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* under the powers vested in Board by Section 35 of the General City Law that all the requirements of the resolution adopted by the Board this day under Cal. No. 557-70-BZ be complied with; and that a certificate of occupancy be obtained.

## 702-60-BZ

APPLICANT—deYoung, Moscowitz and Rosenberg for City of New York, Board of Education, owner.

SUBJECT—Application September 14, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a Junior High School occupying more than the permitted area coverage.

PREMISES AFFECTED—985 Rockaway Avenue, east side, block bounded by Linden Boulevard to Hegeman Avenue from Rockaway Avenue to Thatford Avenue, Block 3636, Lots 11 to 51 inclusive, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Karl W. Rosenberg, John J. Saunders for B'd. of Education, Adele Cutler, Edward Weiss, Anna Lesser, Lilly De Litsky, Minnie Herman and Rose Bandel.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated August 15, 1960 acting on N.B. Applic. No. 1237-60, reads:

"1. Proposed building occupies a greater percentage of lot than is permitted in a D Zone and is contrary to Sect. 14 of Zoning Law."

and

WHEREAS, the premises and surrounding area are familiar to the Board and the committee of the Board has considered this application; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a D area district, the erection of a Junior High School occupying more than the permitted area coverage, *on condition* that the work shall conform with drawings

filed with this application dated September 14, 1960, 8 sheets and October 7, 1960, 1 sheet; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned 2:40 P.M.

JAMES P. MULROY, *Secretary*

## REGULAR MEETING TUESDAY AFTERNOON, NOVEMBER 15, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

## 51-59-A—Vol. II

APPLICANT—Lama Proskauer and Prober for Abraham and Straus, owner.

SUBJECT—Application reopened September 13, 1960 as Volume II—appeal from a decision of the Borough Superintendent, re—Class I construction, Live load, Framework. PREMISES AFFECTED—1-31 Hoyt Street, northeast corner of Livingston Street, Block 157, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 16, 1960 on N.B. Applic. 600-58, reads:

"2—The mezzanine floor proposed to be used for storage is required to be good for a live load of 120 lbs. per square foot, as per 7.3.2.3 B.C.

3—In a class I structure the floor should be constructed in accordance with the provisions of 3.2.1 B.C. as to 3 hour protection for all beams and girders.

4—The minimum thickness of the members of the structural framework must comply with the provisions of 8.6.2.6 B.C."

and

WHEREAS, the applicant states that the building is 205 feet 3½ inches by 277 feet 8⅞ inches irregular in area, 4 stories, 45 feet 5 inches high, of class 1 construction, located in Business and restricted retail use, B area, class 2 height district, built in 1958, now used and occupied since 1959: cellar—storage, 60 persons; mezzanine—storage; street level—stores, 500 persons; 1st, 2nd, 3rd floors and roof—parking, 60 persons each floor; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the garage was erected under N.B. Applic. 600-58 and Board of Standards Cal. No. 51-59-A, Volume I; that the cellar mezzanine will have a posted floor load of 100 lbs. per square foot and will not be exceeded at any time; that the cellar mezzanine is constructed of steel shelving and for all intent and purpose not considered a floor; that although the structural members are below the minimum required by the provision of 8.6.2.6 B.C. they will be reinforced as shown by the Schedule of Items to be added to structural member; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 16, 1960, acting on N.B. Applic. 600-58 Objections Nos. 2, 3 and 4 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* the



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building shall conform with drawings filed with this appeal dated July 1, 1960, two sheets; on further condition, that maximum height to which the merchandise on the mezzanine platform will be piled will be 18 inches below the sprinkler heads; that signs shall be posted conspicuously containing approximately the following copy: Floor load posted 100 pounds per square foot. The following type merchandise may be stored when piled to not exceed this weight: general home furnishings, gift boxes, sample appliances, luggage, decorative ornaments, fans, electric accessories; The following merchandise shall not be stored on this mezzanine: canned or bottled liquids or heavy solids, Kraft paper supplies, stair treads, mats or heavy rubber material, domestics, garden supplies; and on the further condition, that the present sprinkler system shall be maintained; and that all laws, rules and regulations applicable shall be complied with and a Certificate of Occupancy shall be obtained.

## 211-60-A

APPLICANT—Morton S. Cahn for 15 East 55th Street Corporation, owner.

SUBJECT—Application March 21, 1960—Appeal from a decision of the Borough Superintendent re—Class III Construction, height excessive.

PREMISES AFFECTED—15 East 55th Street, north side, 145 feet west of Madison Avenue, Block 1291, Lot 11, Borough of Manhattan.

### APPEARANCES—

For Applicant: Morton S. Cahn and Herbert E. Greenberg.

ACTION OF BOARD—Laid over to November 29, 1960, at 2 P.M. for inspection and decision; hearing closed.

## 260-60-A

APPLICANT—John T. Kelleher, Borough Superintendent, —Queens.

OWNER OF PREMISES—Berthe W. Sammarco.

SUBJECT—Revocation of Certificate of Occupancy, Q11-6528 issued 6/11/57 re—conversion of one family dwelling to two family dwelling, G-1 area district under Cal. No. 288-56-BZ.

PREMISES AFFECTED—86-09 188th Street, east side, 367.93 feet south of McLaughlin Avenue, Block 10503, Lot 74, Hollis, Borough of Queens.

### APPEARANCES—

For Applicant: Elias Skriloff and John Clair.

For Opposition: John F. Fitzsimons and Berthe W. Sammarco.

ACTION OF BOARD—Laid over for opinion by the Corporation Counsel and for decision; date to be set; hearing previously closed.

## 91-60-A

APPLICANT—Joseph Levy, Jr. for Stanislaus Wojcik, owner; St. Stanislaus Memorial Post No. 1771 American Legion, lessee.

SUBJECT—Application June 30, 1960—Appeal from a decision of the Borough Superintendent re—frame building, public use.

PREMISES AFFECTED—119 Driggs Avenue and 93-101 North Henry Street, southwest corner, Block 2703, Lot 26, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Joseph Levy, Jr.

ACTION OF BOARD—Laid over to November 29, 1960, at 2 P.M. for inspection and decision; hearing closed.

## 3-60-A

APPLICANT—James Pasta for Queens Windsor Park Corporation, owner.

SUBJECT—Application July 1, 1960—Appeal from orders of the Fire Commissioner re—fitness of oil burners.

PREMISES AFFECTED—73-03 and 73-11, 73-51 and 73-63 Bell Boulevard, southeast corner 73rd Avenue, Block 7738, Lot 1; 73-50 and 73-62 Bell Boulevard southwest corner 73rd Avenue, Block 7732, Lot 2; 75-08 and 75-20 Bell Boulevard, southwest corner 75th Avenue, 75-40 and 75-50 Bell Boulevard, southwest corner 75th Avenue, Block 7748, Lot 500; 211-02 and 211-06 75th Avenue southeast corner 210 Street, Block 7748, Lot 400; 213-02 and 213-06, 212-04 and 212-08 75th Avenue southwest corner Bell Boulevard, Block 7748, Lot 500; 212-03 and 212-07, 211-01 and 211-05 75th Avenue, northeast corner 210th Street, Block 7732, Lot 150; 213-01 and 213-07 75th Avenue, southeast corner Bell Boulevard, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street, southeast corner 75th Avenue, Block 7748, Lot 400; 211-02 and 211-10, 212-04 and 212-12, 213-02 and 213-08 73rd Avenue, southeast corner 210th Street, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street southeast corner 75th Avenue, Block 7748, Lot 400; 73-11 and 73-23 210th Street southeast corner 73rd Avenue, Block 7732, Lot 2; 7345 and 73-55 210th Street northeast corner of 75th Avenue, Block 7732, Lot 150, Bayside, Borough of Queens.

### APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Laid over to November 29, 1960, at 2 P.M. for decision; applicant to furnish work schedules; hearing closed.

## 510-60-A

APPLICANT—Louis Stone for F.E.W. Building Corporation, owner.

SUBJECT—Application July 6, 1960—Appeal from a decision of the Borough Superintendent—re Revocation of permit 2124-59 issued re—N.B. 795-59.

PREMISES AFFECTED—2714 Eastchester Road, east side, 100 feet north of Allerton Avenue, Block 4534, Lots 25 and 26, Borough of The Bronx.

### APPEARANCES—

For Applicant: Louis Stone.

For Opposition: John Zenir, V. Funigiello, Alex Manzinos, Mrs. Liguori, Mrs. Anna D'Antonio, Marie Radol, Anthony J. Funigiello, Angelina Ascosi, Andrew J. Ribosh, Mrs. Mary Plagianos, Rudolph Radol, Louise Telesca, Kathryn Rogati, Margaret Veit and others.

For Administration: Ben Minzner, Dept. of Buildings.

ACTION OF BOARD—Laid over to November 29, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 515-60-A

APPLICANT—Jacob Fisher and Donald D. Fisher for 57th Street Realty Corporation, owner.

SUBJECT—Application July 7, 1960—Appeal from a decision of the Borough Superintendent re—egress.

PREMISES AFFECTED—543-546 57th Street West, north side 225 feet east of 11th Avenue, Block 1086, Lot 10, Borough of Manhattan.

### APPEARANCES—

For Applicant: Donald D. Fisher and Samuel Cohen.

ACTION OF BOARD—Laid over to November 29, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 979-24-BZ—Vol. III

APPLICANT—Gustave Goldman for Chris Vamakatis, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7a of the Zoning Resolution, permitting in residence use



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district, the erection of a one story extension at the rear of 6918 4th Avenue for use as a check room as an accessory to the present restaurant.  
**PREMISES AFFECTED**—6914-6920 4th Avenue, northwest corner of Ovington Avenue, Block 5872, Lots 47, 48, 49 and 50, Borough of Brooklyn.  
**APPEARANCES**—  
 For Applicant: Gustave Goldman.  
**ACTION OF BOARD**—Application reopened and resolution amended.  
**THE VOTE**—  
 Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
 Negative: ..... 0

**THE RESOLUTION**—  
**WHEREAS**, this application was granted by the Board on November 9, 1960, on certain conditions; and  
**WHEREAS**, the applicant requested an amendment of the resolution.  
*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1960, by adding thereto:

“that the existing uses may be continued, including restaurant, bar and grill; that catering for on-the-premises consumption may be permitted *on condition* that such catering shall be restricted to Saturdays only; and that other than as herein *amended* the resolution above cited shall be complied with in all respects.”  
 (Alt. 3441-59 and 139, 140 and 141 of 1960)

## 633-29-BZ—Vol. II

**APPLICANT**—Spencer L. Eddy for Humble Oil & Refining Company, owner.  
**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired November 4, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in an unrestricted retail and residence use district, the erection of a gasoline service station, lubritorium, auto repairs, car washing, office, sales and parking in the unrestricted use district and extending into the retail and residence district.  
**PREMISES AFFECTED**—465 East 188th Street, northwest corner of Washington Avenue, Block 3042, Lot 4, Borough of The Bronx.  
**APPEARANCES**—  
 For Applicant: Joseph B. Lynch.  
**ACTION OF BOARD**—Application reopened and time extended.  
**THE VOTE**—  
 Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
 Negative: ..... 0

**THE RESOLUTION**—  
**WHEREAS**, this application was granted by the Board as Vol. II on November 4, 1959 on certain conditions; and  
**WHEREAS**, the resolution was amended on March 15, 1960; and  
**WHEREAS**, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 4, 1959, as *amended* through March 15, 1960, as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; that a certificate of occupancy shall be obtained; and that in view of the fact that the Department of Parks has removed the tree from the corner of Washington Avenue and East 188th Street, the southerly

curb cut on Washington Avenue may be constructed 10 feet from the 188th Street building line as extended.”  
 (N.B. App. 26/59)

## 381-32-BZ—Vol. II

**APPLICANT**—Herman Kron for Blue-Bird Petroleum Corp., owner.  
**SUBJECT**—Application for consideration—reopening for amendment of resolution and extension of time to complete—decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension of a garage and gasoline station and the addition of minor motor vehicle repairs, car washing, non-automatic, lubritorium and parking of cars awaiting service.  
**PREMISES AFFECTED**—1630-1638 Fulton Street, southeast corner of Troy Avenue, Block 1700, Lot 6, Borough of Brooklyn.  
**APPEARANCES**—  
 For Applicant: Herman Kron.  
**ACTION OF BOARD**—Application reopened, resolution amended and time to complete extended.  
**THE VOTE**—  
 Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
 Negative: ..... 0

**THE RESOLUTION**—  
**WHEREAS**, this application was granted by the Board as Vol. II, on November 24, 1959, on certain conditions; and  
**WHEREAS**, the resolution was amended on April 19, 1960; and  
**WHEREAS**, the applicant requested a further amendment of the resolution and an extension of time to obtain permits and complete the work.  
*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 24, 1959, as *amended* on April 19, 1960, by adding thereto:

“that in the event the owner desires to cover the two fronts of the accessory building with approved porcelain enamel, to relocate the three approved new 550-gallon gasoline storage tanks and to provide one 25-foot curb cut and one 30-foot curb cut on both Fulton Street and Troy Avenue, such change may be permitted substantially as shown on revised drawings of proposed conditions dated October 18, 1960, 2 sheets, *on condition* that the revolving sign shown at the corner shall not be permitted; that if any sign is to be placed on the property, a detail of this sign shall be submitted to the Board for approval; and that other than as herein *amended* the resolution above cited shall be complied with in all respects;

and further *amended* as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained.” (Alt 722/59)

## 781-45-BZ

**APPLICANT**—Lama, Proskauer and Prober for John Oplande, owner; California Oil Company, lessee.  
**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired November 10, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline service station, auto repair shop and auto showroom.



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PREMISES AFFECTED—115-06 to 115-18 101st Avenue and 101-02 to 101-08 116th Street, southwest corner, Block 9433, Lots 3 and 5, Richmond Hill, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 21, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on November 10, 1959; and

WHEREAS, the resolution was amended on July 19, 1960; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 21, 1946, as *amended* through July 19, 1960 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 1407/45)

## 182-52-BZ—Vol. III

APPLICANT—Spencer L. Eddy for Humble Oil & Refining Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sale, storage and parking and storage of motor vehicles.

PREMISES AFFECTED—18-10 Utopia Parkway, 169-01 to 169-07 19th Avenue, northwest corner, 169-02 to 169-04 18th Avenue and 18-01 to 18-19 169th Street, Block 5743, Lot 75, Whitestone, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III on December 1, 1959, on certain conditions; and

WHEREAS, working drawings submitted as being in substantial compliance with the Board's requirements, were approved on July 6, 1960; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 1, 1959, as *amended* on July 6, 1960, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 2068/58)

## 117-54-BZ—Vol. II

APPLICANT—Matteo Guarino, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 14, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i, 7A, of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office, sales and the parking and storage of motor vehicles with show windows within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—394-404 Avenue U and 2133-2143 East 2nd Street, southeast corner, Block 7129, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Salvatore Palumbo.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on October 14, 1959, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 14, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 21/54)

## 115-58-BZ

APPLICANT—Crinnion & Crinnion for Robert Ahders, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a local retail use district the extension of parking from the present four car metal garage to include the parking and storage of more than five motor vehicles on the unbuilt upon portion of the premises, for a stated term of five years.

PREMISES AFFECTED—1061 Ogden Avenue, west side, 70 feet north of West 165th Street, Block 2526, Lot 32, Borough of The Bronx

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 21, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 21, 1958, by adding thereto:

"that the existing 4-car garage at the rear of the site may be removed and that portion of the site may be



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used for the parking and storage of motor vehicles of the pleasure car type, as shown on revised drawings dated October 26, 1960, 2 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. 193/60)

## 608-56-BZ

APPLICANT—Joseph L. Rosenberg for Jerry Land Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete expired October 14, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repair shop, lubritorium, car washing, non-automatic, office and sales for a term of 15 years.

PREMISES AFFECTED—2812-2818 Westchester Avenue and 1601-1611 Mulford Avenue, southwest corner and 2815-2819 Middletown Road, Block 4152, Lots 1, 2, 9, 10 and 11, Borough of The Bronx.

### APPEARANCES—

For Applicant: Sylvia Heftler.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 13, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 14, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 13, 1957, as *amended* on October 14, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 1182/56)

## 315-58-BZ

APPLICANT—Spencer L. Eddy for Humble Oil & Refining Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7e and 7i of the Zoning Resolution, permitting in a retail use district, for a term of 15 years, the erection and maintenance of a gasoline service station, and the conjunctive uses of lubritorium, auto laundry, non-automatic, minor auto repairs with hand tools only and parking of motor vehicles.

PREMISES AFFECTED—109-19 Horace Harding Expressway, north side triangular block from Saultell Avenue to Waldron Street, Block 1969, Lot 2, Corona, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 7, 1958, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 24, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 7, 1958, as *amended* on November 24, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 1314/58)

## 277-59-BZ

APPLICANT—Spencer L. Eddy for Humble Oil & Refining Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 27, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting the extension into a local retail and unrestricted use district, the erection and maintenance of a gasoline service station on the local retail portion of the plot with accessory uses of lubritorium, office, sale of accessories, minor motor vehicle repairs, parking and storage of cars awaiting service and non-automatic car wash.

PREMISES AFFECTED—36-06 34th Avenue, southeast corner of 36th Street, Block 644, Lot 28, Astoria, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 27, 1959, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1959 only as to the time to obtain permits and complete the work so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 216/59)

## 560-59-BZ

APPLICANT—Lama, Proskauer and Prober for Blue Bird Petroleum Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7a and 7i of the Zoning Resolution, permitting in a business use district, the removal of part of the present garage and erect and maintain a gasoline service station, lubritorium, minor auto repairs, car washing, storage room



# MINUTES

office, sales and the removal of the present restriction imposed by the Board of Standards and Appeals on curb cuts within 50 feet of the adjoining apartment house.

**PREMISES AFFECTED**—1666-1674 St. Johns Place and 561-569 Ralph Avenue, southeast corner, Block 1473, Lot 9, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

**WHEREAS**, this application was granted by the Board on January 12, 1960, on certain conditions; and

**WHEREAS**, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 12, 1960, by adding thereto:

"that the size of the building may be reduced substantially as shown on revised drawing dated October 17, 1960, one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Amdt. to Alt. 2027/59)

## 706-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Milton J. Ackerman, Marylin Magaliff and Thelma Hinderstein, owners.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in use of an existing building from a public garage to manufacturing of ceramic decorated glassware, wire forming, bending, stamping, welding of light gauge wire and silk screening processing storage, loading and unloading and sign on face of building, for a stated term of ten years.

**PREMISES AFFECTED**—1775 to 1785 Dean Street, north side, 225 feet west of Rochester Avenue and 1778 to 1786 Pacific Street, Block 1343, Lots 31 and 65, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

**WHEREAS**, this application was granted by the Board on April 19, 1960, on certain conditions; and

**WHEREAS**, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 19, 1960, by adding thereto:

"that the use of ceramic oil base paint, with a flash point of not less than 210° Fahrenheit may be permitted, as indicated on revised drawings dated September 22, 1960, 2 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. 2135/59 and Fire Dept. Folder U-592221)

## 46-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Joseph Angeleone, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7h, 7A and 21 of the Zoning Resolution, permitting in a business and residence use D and E area district, the erection of a one story building for use as a Supermarket, occupying more than the permitted area covered for a D area district with loading and unloading, parking of more than five motor vehicles, no fee to be charged, in the residence use portion of the plot with business entrances extending from the business use into the residence use district, with a business entrance in excess of 3 feet, 6 inches within 75 feet of the residence use district.

**PREMISES AFFECTED**—127-10 to 127-20 (127-20 official) Rockaway Boulevard and 118-02 to 118-34 128th Street, southwest corner and 117-11 to 117-15 127th Street, Block 11749, Lots 41, 48, 49, 50, 52, 54, 57, 59, 61, 62 and 64, South Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

**WHEREAS**, this application was granted by the Board on June 21, 1960, on certain conditions; and

**WHEREAS**, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 21, 1960, by adding thereto:

"that in the event the owner desires to reduce the size of the building, rearrange the interior layout, and to reduce the area of the plot by the omission of Lot 64, such changes may be permitted substantially as shown on revised drawings dated October 20, 1960, 5 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. App. 4733/59)

## 117-60-BZ

**APPLICANT**—Charles M. Spindler for Abraham Winick, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection and parking and storage of motor vehicles for a stated term of 15 years.

**PREMISES AFFECTED**—1727-1733 Fulton Street, north side, 190.1 feet east of Marion Street, 24-44 Marion Street, Block 1694, Lot 11, Borough of Brooklyn.

## APPEARANCES—

For Applicant: B. J. Amato.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1960, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1960, by adding thereto:

"that in the event the owner desires to redesign and rearrange the accessory building and to relocate the gasoline pumps and curb cuts, such changes may be permitted substantially as shown on revised drawings of proposed conditions dated October 20, 1960, two sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Amdt. to N.B. 111/60)

## 486-47-BZ

APPLICANT—Francis Romanelli for Robert Romanelli, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the extension to an existing junk shop for the storage of rags, scrap metal, paper storage and the bailing of paper.

PREMISES AFFECTED—149-07 to 149-19 New York Boulevard and 179-01 to 179-07 149th Road, northeast corner, Block 13409, Lots 1, 3, 5 and 6, South Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Francis Romanelli.

ACTION OF BOARD—Application reopened and set for hearing on December 13, 1960, at 10 A. M., to consider extension of term of variance requiring a new decision of the Borough Superintendent and two photographs, which has been filed, and two publications in the Bulletin as notice; owner to comply with Section 7-B of the Zoning Resolution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 544-52-BZ

APPLICANT—Mazza and Seccia for Estate of Joseph Eisner, Joseph I. and Evelyn J. Lubin Foundations, Inc., owners.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of term of variance which expired March 1, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a restricted retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—336-342 East 45th Street and 797-803 First Avenue, southwest corner, Block 1337, Lots 28 to 33, 129 and 130, Borough of Manhattan.

## APPEARANCES—

For Applicant: Eugene M. Seccia.

ACTION OF BOARD—Application reopened and set for hearing on December 13, 1960, at 10 A. M., to consider extension of the term of variance and an amendment of the resolution, requiring two photographs, which have been filed, and two publications in the Bulletin as notice; applicant to file a current decision of the Borough Superintendent.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 864-52-BZ

APPLICANT—Kingsbridge Parking Inc., lessee for Estate of John Unger, Jr., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—decision of the Borough Superintendent; previously granted on condition, permitting the extension of the existing parking and storage of more than five motor vehicles in a business use district portion of the plot to extend into the residence use district portion of the plot.

PREMISES AFFECTED—163 West Kingsbridge Road, northeast corner of Kingsbridge Terrace, Block 3253, Lots 11, 12 and 17, Borough of The Bronx.

## APPEARANCES—

For Applicant: David Speiser.

ACTION OF BOARD—Application reopened and set for hearing on December 13, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent and two photographs, which have been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 204-48-BZ

APPLICANT—Felwood Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 2, 1959—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in the residence use portion of the plot the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot, the use of existing frame building and open shed in conjunction with open storage of building material and in the residence and retail portion of the plot, storage of lumber and building materials in an existing building and storage of five motor vehicles in existing five car garage.

PREMISES AFFECTED—141-59 Springfield Boulevard east side, 130.85 feet south of 141st Road (buildings 1, 2 and 3), Block 13062, Lot 90, Block 13063, Lot 55, Springfield, Borough of Queens.

## APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Application reopened and set for hearing on December 13, 1960, at 10 A. M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent and two photographs which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker .....  
Negative: .....

## 827-50-BZ

APPLICANT—Irving P. Marks for Meyer B. Furman, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in



# MINUTES

residence and retail use district, the parking of customer's cars, for a term of years.

**PREMISES AFFECTED**—68-02 to 68-28 Fresh Meadow Lane, northwest corner of 69th Avenue, Block 6928, Lot 56, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Irving P. Marks.

**ACTION OF BOARD**—Application reopened and set for hearing on December 13, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent and two photographs, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

192-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Govenale Estates, Incorporated, owner; Interstate Drug Exchange, lessee.

**SUBJECT**—Application June 30, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the one-story extension of an existing one-story drug warehouse building using more than the permitted area.

**PREMISES AFFECTED**—1910-1934 Utica Avenue, west side, 150 feet south of Avenue K, Block 7829, Lot 59, Borough of Brooklyn.

## APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Application withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

Adjourned 3:40 P.M.

JAMES P. MULROY, *Secretary*

# NOTICE

## APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 is further amended by Chapter 805 of 1959 and provides as follows as to appeals:

### LAWS OF NEW YORK—By Authority

#### Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- 1) Height and bulk;
- 2) Required open spaces;
- 3) Minimum dimensions of yards or courts;
- 4) Means of egress; or
- 5) Basements and cellars in dwellings erected on or after April twelfth, nineteen hundred one.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.



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## RULES

### RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the power conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

#### Labor Law

##### Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

#### RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalty as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

#### Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sample testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the walls and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction.

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable materials are deposited in fireproof receptacles.



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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 48

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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EDWIN W. KLEINERT, Vice Chairman

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

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PETITION AND ORDER OF CERTIORARI  
SERVED ON THE BOARD OF STANDARDS  
AND APPEALS.

On November 21, 1960, Petition and Order of Certiorari was served on the Board by Hodges, Reavis, McGrath & Downey, attorneys for petitioners, River Drive Construction Corp., et al., objecting property owners, seeking a review of the Board's determination on October 11, 1960, granting a variance under Sections 7c and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one and two story building for use as a supermarket, five stores, a bowling alley for a term of twenty years and open air parking; Calendar Number 371-60-BZ; Premises 71-28 to 71-40 Kissena Boulevard, northwest corner of 72nd Road, Block 6698, Lot 12, Flushing, Borough of Queens.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances, will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.



# CALENDAR

## DOCKET

*New Cases Filed up to November 22, 1960.*

*Cal. No. Dept. Premises Affected*

**831-60-BZ**—B.M.—530 Park Avenue and 48-60 East 61st Street, southwest corner, Block 1375, Lot 37, Borough of Manhattan, Alt. 1176-60, re—propose change in use from pantry to valet service in cellar, residence use district.

**832-60-GR**—General Resolution, re—structural steel—to amend C26-3220 only as to A.S.T.M. designation.

**833-60-A**—B.Q.—111-59 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lot 65, Corona, Borough of Queens, N. Y. C. Charter Sec. 668, re—revocation of Certificate of Occupancy #Q31833 dated December 7, 1944, issued re—Alt. 912-44.

**834-60-BZ**—B.B.—134-148 Vanderbilt Avenue and 389-401 Myrtle Avenue, northwest corner, Block 2046, Lots 84, 85, 86, 88, Borough of Brooklyn, N.B. 2084-60, re—proposed erection of gasoline service station, lubritorium, minor auto repairs, car washing, office, etc. and parking and storage of motor vehicles in open area, partly retail use district and partly business use areas; also ground sign, business use district.

**835-60-A**—B.M.—407 East 6th Street, north side, 91 feet 6 inches east of 1st Avenue, Block 434, Lot 54, Borough of Manhattan, Alt. 1804-59, re—non-fireproof construction—use as day care agency, dwelling above.

**836-60-BZ**—B.B.—392-400 Malbone Street, north side, 62 feet east of Clove Road, Block 1309, Lots 63, 64, 66, 67, 68 and 70, Borough of Brooklyn, Alt. 3204-60, re—proposed automobile repair shop, business use district.

**837-60-BZ**—B.Bx.—460 Swinton Avenue, and 2800 Dewey Avenue, southeast corner, Block 5579, Lot 1, Borough of The Bronx, N.B. 1278-60, re—proposed store and apartment, residence use district.

**838-60-BZ**—B.Bx.—1690 Jerome Avenue, and 2-10 Clifford Place, southeast corner, Block 2848, Lot 16, Borough of The Bronx, Alt. 715-60, re—proposed change of use of premises from storage, automobile salesroom and office to storage, non-storage garage for sale of more than 5 new and used motor vehicles, and offices, business use district.

**839-60-BZ**—B.M.—317 East 79th Street, north side, 225 feet east of 2nd Avenue, Block 1542, Lot 10, Borough of Manhattan, Alt. 1771-60, re—proposed extension of restaurant, business and residence use district.

**840-60-SA**—Hoffman Idea Automaton Dry Cleaning Machine, Model #12 and Model #18, manufactured by Hoffman International Corp., Appliance.

**841-60-A**—F.D.—304-310 East 23rd Street, south side, 100 feet east of 2nd Avenue, Block 928, Lot 53, Borough of Manhattan, F.D. Order No. 2555-0, re—storage of volatile inflammable oil.

**842-60-BZ**—B.Q.—104-26 to 104-28 45th Avenue, south side, 250 feet east of 104th Street, Block 1989, Lots 10 and 12, Corona, Borough of Queens, N.B. 2212-60, re—storage warehouse, loading berth and curb cuts—commercial building, residence use district.

**843-60-SA**—General Electric Commercial Automatic Washing Machine, Models WC474T, and WC477T, manufactured by General Electric Company, Appliance.

**844-60-SA**—Crane Series 8, National U. S. Radiator Division of Crane Series 101 and Janitrol Series 48, gas fired hot water and steam residential heating boilers, manufactured by Crane Co., Appliance.

### *Restored to Docket*

**498-49-A—Vol. II**—B.M.—225-227 West 36th Street, north side, 269 feet 2 inches west of 7th Avenue, Block 786, Lot 29, Borough of Manhattan, Amendment to B.N. 1775-59, re—fire escape as second means of egress from 7 story factory building.

**403-58-A—Vol. II**—B.M.—13 East 16th Street, north side, 250 feet west of Union Square West, Block 844, Lot 10, Borough of Manhattan, Amendment to Alt. 1984-59, re—fire escape second means of egress from 8 story factory building.

**557-47-A—Vol. IV**—B.B.—522-528 Fulton Street, south side, 40 feet east of Hanover Place; 9-13 Hanover Place and 1-11 Grove Place, Block 161, Lots 27, 33 and 34, Borough of Brooklyn, Alt. 2421-60, re—reconstruct the interior of the structure and obtain certificate of occupancy as a single building.

**271-60-BZ—Vol. II**—B.Bx.—1920-1924 East Gun Hill Road, west side, 175 feet north of Waring Avenue, Block 4505, Lot 9, Borough of The Bronx, Amendment to Alt. 862-59, re—extension of catering, cabaret, restaurant, bar, dining room, etc.; patrons' parking into a restricted retail use district.

**987-57-BZ—Vol. II**—B.Bx.—1888-1898 (1892 official) Jerome Avenue and 2 East 177th Street, southeast corner, Block 2852, Lot 9, Borough of The Bronx, Alt. 895-60, re—change of occupancy to include repair shop and parking—business and residence use district.

**903-25-BZ—Vol. II**—B.B.—823-829 Classon Avenue, east side, 47 feet north of Lincoln Place, Block 1178, Lot 3, Borough of Brooklyn, Alt. 1363-53, reopened for consideration as to extension of time to obtain Certificate of Occupancy, re—use of 2 story and basement building as a garage—business use district.

**229-55-BZ**—B.Q.—137-61 Queens Boulevard and east side of Main Street from Manton Street to Queens Boulevard and west of 84th Drive, 60.77 feet south of Manton Street, Block 9651, Lots 15, 55, 56, 64 and 75, Jamaica, Borough of Queens, Alt. 2926-54, reopened for consideration as to extension of term of variance, re—parking and storage of motor vehicles—restricted retail use district.



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**762-58-BZ—B.B.**—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn, Amendment to N.B. 2381-58, reopened for consideration as to extension of time to complete, re—retail store occupying more than the permitted area—D area district.

**999-55-BZ—Vol. II—B.B.**—2586-2608 Coney Island Avenue and 820-830 Avenue W, southwest corner and 97-107 Lancaster Avenue, Block 7184, Lot 26, Borough of Brooklyn, Alt. 124-60, re-extension of non-conforming use—use of power tools on wood, etc.—business use, D area district.

**146-23-BZ—Vol. III—B.Bx.**—1976 Crotona Parkway, east side, 109.79 feet north of East Tremont Avenue, Block 3121, Lot 10, Borough of The Bronx, Alt. 424-60, re—change of occupancy to sales, display, warehousing for furniture, office, manufacture of draperies and bedspreads—residence use district.

**467-32-BZ—Vol. III—B.R.**—1745 Forest Avenue and 2 Leadley Place, northwest corner; 841 Richmond Avenue, Block 1477, Lot 52, Port Richmond, Borough of Richmond, N.B. 1174-60, re—gasoline service station, car washing, minor repairs with hand tools, etc., parking—residence use district.

**15-56-BZ—Vol. II—B.B.**—7-15 Hegeman Avenue and 551-573 Herzl Street, northeast corner; 560-576 Amboy Street, Borough of Brooklyn, Alt. 2933-60, re—parking and storage for more than 5 motor vehicles—local retail and residence use districts.

**638-53-BZ—Vol. II—B.M.**—418-422 West 53rd Street, south side, 275 feet west of 9th Avenue, Block 1062, Lots 44, 45 and 46, Borough of Manhattan, Alt. 1559 re—parking lot—residence use district.

**289-58-BZ—Vol. II—B.B.**—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn, N.B. 1730-60, re—gasoline service station, lubrication, non-automatic auto washing, parking and storage, etc., ground sign—business use district.

**348-55-BZ—B.B.**—934 Schenectady Avenue, west side, 200 feet south of Snyder Avenue, Block 4914, Lot 20, Borough of Brooklyn, Alt. 3256-60, reopened for consideration as to extension of time to complete, re—renting out of garage space for 2 cars—residence use district.

**715-47-BZ—Vol. II—B.B.**—966 4th Avenue and 367-369 37th Street, northwest corner, Block 696, Lot 39, Borough of Brooklyn, Alt. 2370-47, reopened for consideration as to extension of term of variance, re—change of occupancy to motor vehicle repair shop, etc.—business use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept of Marine and Aviation.

## RULES

Last Publication

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| Arc and Gas Welding and Oxygen Cutting .....                                                                                                                 | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                                                                                            | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.                                                                                             | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                                                                                         | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                                                                                | Dec. 28, 1943—Vol. 28, No. 52A |
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| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                                                                                      | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                                                                                             | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                                                                                            | Sept. 15, 1955.                |
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| Factory Exit Rules .....                                                                                                                                     | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                                                                                             | April 15, 1958.                |
| Fire Drill Rules .....                                                                                                                                       | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Sept. 29, 1960—Vol. 45, No. 39 |
| Fireproof Wood, Testing of.....                                                                                                                              | June 30, 1960—Vol. 45, No. 26  |
| Gas Shut-Off Rules .....                                                                                                                                     | Apr. 13, 1937—Vol. 22, No. 15  |
| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Insulating Fibre Board Rules ....                                                                                                                            | June 5, 1928—Vol. 13, No. 23   |
| Methyl Chloride Rules for Class B and C Refrigerating Systems..                                                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
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| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings ....                                                                    | May 27, 1954.                  |
| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Procedure, Rules of .....                                     | Aug. 3, 1937—Vol. 22, No. 31   |
| Smoking in Factories, Rules for..                                                                                                                            | Nov. 13, 1956.                 |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                                                                                | Oct. 8, 1959—Vol. 44, No. 40   |
| Sprinkler, Rules .....                                                                                                                                       | Dec. 1, 1960—Vol. 45, No. 48   |
| Standpipe Fireline Rules .....                                                                                                                               | June 30, 1960—Vol. 45, No. 26  |
| Structural Alterations Reporting..                                                                                                                           | June 29, 1937—Vol. 22, No. 26  |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                                                                                | June 8, 1937—Vol. 22, No. 23   |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                                                                                            | June 7, 1932—Vol. 17, No. 23   |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

DECEMBER 6, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 6, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**347-60-BZ**

**APPLICANT**—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

**SUBJECT**—Application May 5, 1960—decision of the Borough Superintendent, under Sections 21 and 19B (d) of the Zoning Resolution, to permit in a G-1 area district, the erection of a multiple dwelling occupying more than the permitted area, floor ratio area in excess of area permitted, with less than the required setback from the street line, less than the required outer court and less than the required parking spaces.



# CALENDAR

**PREMISES AFFECTED**—118-20 to 118-34 (118-24 official) 83rd Avenue, and 83-02 to 83-08 Abingdon Road, southwest corner, Block 3329, Lot 11, Kew Gardens, Borough of Queens.

Laid over from November 9, 1960, to December 6, 1960, for hearing at the request of an objector, applicant concurring.

## 437-60-BZ

**APPLICANT**—Sidney H. Kitzler and Morris Hannes for Catherine Squeri, owner; Edward Fecci, lessee.

**SUBJECT**—Application June 7, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district the change in use of the present structure from repair shop on first floor and one family dwelling on second floor to factory for repair and manufacturing furniture with the use of power saws on first floor and two dwellings on second floor.

**PREMISES AFFECTED**—1135 Greene Avenue, north side, 100 feet east of Evergreen Avenue, Block 3285, Lot 89, Borough of Brooklyn.

## 480-60-BZ

**APPLICANT**—Victor G. Madonia for Ferdinando Redavid, owner.

**SUBJECT**—Application June 24, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residential use, G-1 area district, the conversion of a one family dwelling to a two family dwelling with a new one story extension at the rear, and having a side yard less than 5'-0" on the north side.

**PREMISES AFFECTED**—45-24 159th Street, west side, 220 feet south of 45th Avenue, Block 5437, Lot 62, Flushing, Borough of Queens.

## 22-60-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

**SUBJECT**—Application January 11, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and extend the use to include lubritorium, minor auto repairs, car washing, utility room, salesroom, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—113-07 to 113-21 (113-21 official), Rockaway Boulevard, north side, from 113th Street to 114th Street, 114-02 to 114-12 114th Street, 114-01 to 114-03 113th Street and 113-06 to 113-20 Linden Boulevard, Block 11640, Lot 4, Aqueduct, Borough of Queens.

## 489-60-BZ

**APPLICANT**—Victor E. Block for Jaybar Construction Incorporated, owner.

**SUBJECT**—Application June 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—88 West 174th Street, south side, 234 feet west of Macombs Road, Block 2876, Lot 19, Borough of The Bronx.

## 534-60-BZ

**APPLICANT**—Julius S. Rapson for Vincenzo Cinelli, owner.

**SUBJECT**—Application July 12, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an unrestricted use and D area district, the erection of a one story building occupying more than the permitted area.

**PREMISES AFFECTED**—150-11 Guinzburg Road, north side, 100 feet east of 150th Street, Block 10110, Lot 60, Jamaica, Borough of Queens.

## 32-38-BZ—Vol. II

**APPLICANT**—A. H. Salkowitz for Berdean Realty Corporation, owner.

**SUBJECT**—Application reopened July 6, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted and residence use district, the change in use of the portion of existing building in the residence use portion of the plot from a milk plant to a factory for manufacturing extended from the unrestricted portion of the plot.

**PREMISES AFFECTED**—80-92 3rd Avenue southwest corner of Dean Street and 271-283 Bergen Street, Block 197, Lot 28, Borough of Brooklyn.

## 586-60-BZ

**APPLICANT**—James E. Vassalotti for Prospect Realty Company, owner.

**SUBJECT**—Application July 29, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the erection of a six story multiple dwelling exceeding more than the permitted area coverage.

**PREMISES AFFECTED**—180-185 Prospect Park South West, west side, 104 feet 15/8 inches south of Reeve Place, 54-56 and 70 Reeve Place, and 227-237 Sherman Street, Block 5279, Lots 19, 29, 38, 39 and 40, Borough of Brooklyn.

## 587-60-A

**APPLICANT**—James E. Vassalotti for Prospect Realty Company, owner.

**SUBJECT**—Application July 29, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law, Section 27, subdivision 2G of the Multiple Dwelling Law re—lot line courts from street to street.

**PREMISES AFFECTED**—180-185 Prospect Park South West, west side, 104 feet, 15/8 inches south of Reeve Place, 54-56 and 70 Reeve Place, and 227-237 Sherman Street, Block 5279, Lots 19, 29, 38, 39 and 40, Borough of Brooklyn.

## 462-60-BZ

**APPLICANT**—Leonard F. Rothkrug and Herbst and Rusciano for Rose Zumpano, owner.

**SUBJECT**—Application June 17, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the non-transient storage parking of pleasure type motor vehicles for a temporary term of ten (10) years.

**PREMISES AFFECTED**—3121 Heath Avenue, north side, 199.88 feet west of Fort Independence Street, Block 3261, Lots 172 through 177 and 248, Borough of The Bronx.

## 551-49-BZ—Vol. II

**APPLICANT**—John J. Tricarico for Remmcon Realty Corporation, owner.

**SUBJECT**—Application reopened June 7, 1960, as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the reconstruction of the present gasoline service station and garage and change the use of the first floor from gasoline service station, garage for more than five cars, motor vehicle repairs and sale of used motor vehicles to gasoline service station, garage for more than five cars, minor motor vehicle repairs and storage of television parts and television repairs and the second floor from factory to offices.

**PREMISES AFFECTED**—82-02 to 82-08 102nd Street and 100-26 88th Avenue, southwest corner, Block 9290, Lot 61, Woodhaven, Borough of Queens.

## 481-60-BZ

**APPLICANT**—Victor G. Madonia for Frances Vella, owner.



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**SUBJECT**—Application June 24, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the conversion of an existing one family dwelling to a two family dwelling.

**PREMISES AFFECTED**—67-48 165th Street, west side, 90 feet north of 69th Avenue, Block 6918, Lot 63, Flushing, Borough of Queens.

## 478-60-BZ

**APPLICANT**—Sidney H. Kitzler for Sam Lapera, owner.

**SUBJECT**—Application June 23, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, D area district, the construction of a one story extension to an existing store building and occupying more than the permitted area coverage.

**PREMISES AFFECTED**—2547 Cropsey Avenue and 282-294 Bay 41st Street, northeast corner, Block 6908, Lots 1 and 7, Borough of Brooklyn.

## 511-60-BZ

**APPLICANT**—Samuel Rosenblum for 777 Realty Company, owner.

**SUBJECT**—Application July 7, 1960—decision of the Borough Superintendent, under Sections 7c, 7A and 21 of the Zoning Resolution, to permit in a retail, restricted retail and residence use district, the erection of an eighteen (18) story office building that exceeds the permitted area coverage in the residence portion of the premises, does not provide the required rear yard and has show windows within 75 feet of the residence use district.

**PREMISES AFFECTED**—777-781 Third Avenue and 201-207 East 48th Street, northeast corner, Block 1322, Lots 1, 2, 3, 4, 5 and 6, Borough of Manhattan.

## 30-30-BZ—Vol. III

**APPLICANT**—Haus & Bresin for Samuel Schenkel, owner.

**SUBJECT**—Application reopened October 18, 1960, for amendment of resolution—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district the construction of a six foot extension along the front and a fifteen foot by fifteen foot, 6 inch extension on the rear of the service building as previously approved by the Board under Vol. II and extend the uses to include car washing.

**PREMISES AFFECTED**—1977-1983 Ocean Avenue and 2001-2013 Avenue O, northeast corner, Block 7674, Lot 1, Borough of Brooklyn.

## 269-55-BZ

**APPLICANT**—Robert Gottlieb for Leon Goldstein, owner.

**SUBJECT**—Application reopened November 9, 1960 for consideration as to extension of term of variance, expires November 29, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles for owner's small trucks and for his employees' cars and transients' cars.

**PREMISES AFFECTED**—2107-2109 Prospect Avenue, west side, 100.21 feet north of East 180th Street, Block 3096, Lot 33, Borough of The Bronx.

## 593-50-BZ

**APPLICANT**—Alvin F. Golankiewicz, owner.

**SUBJECT**—Application reopened November 9, 1960 for consideration as to extension of term of variance, expired October 11, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

**PREMISES AFFECTED**—South side of East 225th Street, 280 feet west of White Plains Road, Block 4826, Lot 71, Borough of The Bronx.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 164-60-BZ

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, and a ground sign all for a term of fifteen (15) years.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

**Hearing closed.**—Laid over from July 6, 1960, to July 19, 1960, for inspection and decision; then to October 4, 1960, for decision at request of applicant; applicant to inform Board as to possibility of conforming use; then to October 18, 1960 for further inspection and decision; then to November 15, 1960, for the attendance of a Member of the Committee on Inspection; then to December 6, 1960, for further consideration and decision.

## 165-60-A

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service Station partly in bed of mapped street, proposed widening Metropolitan Avenue.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

## 27-60-BZ

**APPLICANT**—Ingram Carner for Ben Poretsky, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit on a lot located partly in a business and partly in a residence use district, the parking and storage of more than five (5) motor vehicles for a temporary term of ten (10) years.

**PREMISES AFFECTED**—466-476 Fenimore Street, south side, 100 feet east of New York Avenue and 645 New York Avenue, Block 4815, Lot 14, Borough of Brooklyn.

**Hearing closed.**—Laid over from November 15, 1960; for hearing to November 22, 1960; then to December 6, 1960 for inspection and decision.

## 471-60-BZ

**APPLICANT**—Victor E. Block for Sidjack Realty Corporation, owner.

**SUBJECT**—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—1668 Bryant Avenue, east side, 24.75 feet north of East 173rd Street, Block 3002, Lot 2, Borough of The Bronx.

**Hearing closed.**—Laid over from October 18, 1960, to November 22, 1960, for inspection and hearing; applicant to send out new twenty day notices; then to December 6, 1960, for inspection and decision.

## 472-60-BZ

**APPLICANT**—Victor E. Block for Sidjack Realty Corporation, owner.

**SUBJECT**—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the main-



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tenance of a parking lot for the parking and storage of more than five (5) motor vehicles.  
**PREMISES AFFECTED**—1570 Hoe Avenue, east side, 75 feet south of East 173rd Street, Block 2989, Lot 20, Borough of The Bronx.

**Hearing closed.**—Laid over from October 18, 1960, to November 22, 1960, for inspection and hearing; applicant to send new twenty day notices; then to December 6, 1960, for inspection and decision.

## 429-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Vincent Scognamiglio, owner.

**SUBJECT**—Application June 1, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence use, "D" area district, the demolition of an existing gasoline service station and store and the erection and maintenance of an auto repair shop with accessory business sign, welding and transmission repairs and parking occupying more than the permitted area and without the required rear yard, all for a temporary term of fifteen (15) years.

**PREMISES AFFECTED**—2653-2661 Cropsey Avenue, north side, 25 feet east of Bay 44th Street, Block 6912, Lot 6, Borough of Brooklyn.

**Hearing closed.**—Laid over from November 9, 1960, for hearing, to November 22, 1960, at the request of an objector; then to December 6, 1960, for inspection and decision.

## 351-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Congregation B'Nai, owner.

**SUBJECT**—Application May 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, D-D area district, the erection of a one story and cellar at the rear of the present synagogue building without the required rear yard and parking of patrons cars on the open area of the plot extending into the required setback.

**PREMISES AFFECTED**—857-873 Hendrix Street, east side, 145 feet north of Stanley Avenue, Block 4354, Lot 45, Borough of Brooklyn.

Laid over from November 22, 1960, to December 6, 1960, for inspection and decision.

## 396-60-BZ

**APPLICANT**—S. Oberwager for 46th St. Realty Corporation, owner.

**SUBJECT**—Application May 23, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the erection of a roof sign.

**PREMISES AFFECTED**—44-10 to 44-22 54th Avenue, south side, 85.03 feet west of 46th Street, and 54-08 to 54-20 46th Street, Block 2536, Lot 12, Maspeth, Borough of Queens.

Laid over from November 22, 1960, to December 6, 1960, for inspection and decision.

## 290-60-BZ

**APPLICANT**—Aaron Halpern for Carmelo Liro, owner.

**SUBJECT**—Application April 19, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the erection of a business building extending from the business use into the residence use district.

**PREMISES AFFECTED**—85-48 to 85-60 118th Street, northwest corner of Hillside Avenue, and 117-09 to 117-23 Babbage Street, Block 9260, Lot 28, Jamaica, Borough of Queens.

Laid over from November 22, 1960 to December 6, 1960, for inspection and decision; applicant to submit recent City Zoning Map.

## 291-60-A

**APPLICANT**—Aaron Halpern for Carmelo Liro, owner.

**SUBJECT**—Application April 19, 1960—Filed pursuant to Section 35 of the General City Law re—building is partially in bed of mapped street—proposed widening of Babbage Street.

**PREMISES AFFECTED**—85-48 to 85-60 118th Street, northwest corner of Hillside Avenue, and 117-09 to 117-23 Babbage Street, Block 9260, Lot 28, Jamaica, Borough of Queens.

## 684-60-BZ

**APPLICANT**—Victor E. Block for Harry Appleman, owner.

**SUBJECT**—Application September 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—3445 Kossuth Avenue, north side, 3436 De Kalb Avenue, south side, intersection, Block 3327, Lot 73, Borough of The Bronx.

**Hearing closed.**—Laid over from November 22, 1960, to December 6, 1960, for inspection and decision.

## 415-60-BZ

**APPLICANT**—James E. Vassalotti for Ira Hanig, owner.

**SUBJECT**—Application June 1, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales, lunch wagon and parking and storage of motor vehicles for a term of twenty (20) years.

**PREMISES AFFECTED**—169-01 to 169-21 North Conduit Avenue, and 144-35 to 144-45 New York Boulevard, northeast corner and 168-12 to 168-28 and 169-02 to 169-06 144th Road, Block 12598, Lots 116, 130, 145 and 150, Jamaica, Borough of Queens.

**Hearing closed.**—Laid over from November 22, 1960, to December 6, 1960, for inspection and decision.

## 471-51-BZ—Vol. II

**APPLICANT**—Charles A. Buckley, Jr. for Level Realty Corporation and Biscayne Realty Corporation, owners; Alexander's Department Stores, Incorporated, lessee.

**SUBJECT**—Application reopened July 12, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence, retail and retail—1 use district, the construction of a five story and cellar extension to an existing department store building.

**PREMISES AFFECTED**—2501-2525 Grand Concourse, northside, and 2508-2520 and 2528 Creston Avenue, southside, Block 3167, Lots 1, 22, 26 and 72, Borough of The Bronx.

**Hearing closed.**—Laid over from November 22, 1960, to December 6, 1960, for inspection and decision.

## 548-60-A

**APPLICANT**—Charles A. Buckley for Level Realty Corporation and Biscayne Realty Corporation, owners; Alexander's Department Stores, Incorporated, lessee.

**SUBJECT**—Application June 9, 1960—appeal from a decision of the Borough Superintendent, re—class 3 commercial building, Escalators.

**PREMISES AFFECTED**—2501-2525 Grand Concourse, northside, and 2528 Creston Avenue, Block 3167, Lots 1, 22, 26 and 72, Borough of The Bronx.

## 278-60-BZ

**APPLICANT**—A. H. Salkowitz for Dream Homes Incorporated, owner.

**SUBJECT**—Application April 14, 1960—decision of the Borough Superintendent, under Sections 21 and 19B (d)



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of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling and garage, without the required setback from the street line.

**PREMISES AFFECTED**—146-01 17th Avenue, northeast corner of 146th Place, Block 4626, Lot 35, Whitestone, Borough of Queens.

**Hearing closed.**—Laid over from November 22, 1960, to December 6, 1960, for inspection and decision.

## 418-60-BZ

**APPLICANT**—William R. Altman and Herman Kron for East 76th Street Realty Corporation, owner.

**SUBJECT**—Application May 27, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the extension of a present legal garage use to include roof parking and storage of pleasure type motor vehicles.

**PREMISES AFFECTED**—332-340 East 76th Street, south side, 125 feet east of 2nd Avenue, Block 1450, Lot 54, Borough of Manhattan.

**Hearing closed.**—Laid over from November 22, 1960, to December 6, 1960, for inspection and decision.

## 502-60-BZ

**APPLICANT**—William I. Hohauser for Northside Plumbing Corporation, owner.

**SUBJECT**—Application June 30, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the use of the lot in the residence portion for a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

**PREMISES AFFECTED**—4452-4456 Broadway, southeast corner of Fairview Avenue, Block 2170, Lots 400 and 62, Borough of Manhattan.

**Hearing closed.**—Laid over from November 1, 1960 to November 22, 1960, for inspection and decision; applicant to submit drawing indicating grades of the plot as they will be upon completion of the work, the approval of the Transit Authority of such drawing, and a statement as to the effect, if any, upon the foundations of the adjacent apartment houses; then to December 6, 1960, for decision; applicant to submit new parking plan and information on soil conditions.

MAX H. FOLEY, *Chairman.*

## DECEMBER 6, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 6, 1960 at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 399-60-A

**APPLICANT**—Olvany, Eisner and Donnelly for Carnival Spraying Company, Incorporated, sub-lessee; 144-152 Associates, owner; 144 Holding Corporation, lessee.

**SUBJECT**—Application May 24, 1960—Appeal from a decision of the Fire Commissioner re—Spray Painting System.

**PREMISES AFFECTED**—144 West 27th Street, south side, 232.4 feet east of 7th Avenue, Block 802, Lot 67, Borough of Manhattan.

## 599-60-A

**APPLICANT**—Albert Melniker for Joseph Esposito, owner.

**SUBJECT**—Application August 5, 1960—Appeal from a decision of the Borough Superintendent re—swimming pool.

**PREMISES AFFECTED**—215 Naughton Avenue, north side, 84.38 feet east of Husson Street, Block 3549, Lot 122, Grant City, Borough of Richmond.

## 620-60-A

**APPLICANT**—Jacob & Donald D. Fisher for William and Mollie Handelman, owners.

**SUBJECT**—Application August 16, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 177 and Section 34 subdivision 6 of the Multiple Dwelling Law—cellar apartment re—rear yard.

**PREMISES AFFECTED**—46 East 3rd Street, south side, 60 feet east of 2nd Avenue, Block 444, Lot 11, Borough of Manhattan.

## 719-60-A

**APPLICANT**—George Fuchs for Christian Science Society of Bayside, owner.

**SUBJECT**—Application September 28, 1960—Appeal from a decision of the Borough Superintendent re—frame building for public use, exits.

**PREMISES AFFECTED**—215-15 43rd Avenue, northwest corner, of 215th Place, Block 6305, Lot 17, Bayside, Borough of Queens.

## 248-60-A

**APPLICANT**—Towers Nursing Home for Towers Associates, owner—Anne Weiss and Jeanette Leifer, lessees.

**SUBJECT**—Application April 1, 1960—Appeal from an order and decision of the Fire Commissioner re—install wet automatic sprinkler system, etc.

**PREMISES AFFECTED**—455-461 Central Park West, west side, from West 106th Street to West 105th Street, 2-28 West 106th Street and 1-31 West 105th Street, Block 1841, Lot Part of 23, Borough of Manhattan.

## 88-60-A

**APPLICANT**—Robert Kaplan for Mary Siegel, owner; Purdue Frederick Company, lessee.

**SUBJECT**—Application February 11, 1960—Appeal from a decision of the Borough Superintendent, re—Class 1 construction, factory—fire escape from cellar, use of wood studs and partitions.

**PREMISES AFFECTED**—135 Christopher Street, north side, 98 feet, 7 inches, east of Greenwich Street, Block 630, Lot 51, Borough of Manhattan.

## 588-53-A—Vol. II

**APPLICANT**—Lama Proskauer and Prober for Henry Spellman, owner.

**SUBJECT**—Application reopened October 11, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re storage of combustibles.

**PREMISES AFFECTED**—5-17 East 102nd Street, north side, 100 feet east of Fifth Avenue, Block 1608, Lot 5, Borough of Manhattan.

## 763-53-A—Vol. III

**APPLICANT**—Edward Lindstrom for Joseph and Mildred Miksch, owners.

**SUBJECT**—Application reopened October 11, 1960—Appeal from a decision of the Borough Superintendent re—Frame extension to existing frame dwelling.

**PREMISES AFFECTED**—23-59 127th Street, eastside, 50 feet north of 25th Avenue, Block 4231, Lot 9, College Point, Borough of Queens.

## 457-60-A

**APPLICANT**—Hirsch and Wexner for Joseph Lubin and Helen Eisner, owners; Car Wholesalers, Incorporated, lessee.

**SUBJECT**—Application June 10, 1960—Appeal from a decision of the Borough Superintendent—re review of decision of the Borough Superintendent on parking lot in residence use district as accessory to Multiple Dwelling not on same lot and application of Section 60 of the Multiple Dwelling Law.

**PREMISES AFFECTED**—404-408 East 49th Street, south side, 100 feet east of First Avenue, Block 1360, Lot 44, Borough of Manhattan.



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## 568-60-A

APPLICANT—De Rose & Cavalieri for Cecil H. Williams, owner.

SUBJECT—Application July 25, 1960—Appeal from a decision of the Borough Superintendent re—frame construction, business use.

PREMISES AFFECTED—1363 Prospect Avenue, west side, 22.08 ft. north of Freeman Street, Block 2968, Lot 52, Borough of The Bronx.

## 577-60-A

APPLICANT—Hal I. Mirowitz for Investors Agency Incorporation, owner.

SUBJECT—Application July 27, 1960—Appeal from a decision of the Borough Superintendent, re—Frame structure.

PREMISES AFFECTED—151 Quincy Street, north side, 85 feet west of Bedford Avenue, Block 1971, Lot 35, Borough of Brooklyn.

## 578-60-A

APPLICANT—A. H. Salkowitz for Lawnside Realty Corporation, owner.

SUBJECT—Application July 26, 1960—Filed pursuant to Multiple Dwelling Law, Section 310 for variation of Section 4, subdivision 33, of the Multiple Dwelling Law re—height.

PREMISES AFFECTED—170-60 Cedarcroft Road, south side, 109.92 feet west of Kingston Place, Block 9844, Lots 36, 42, 48 and 117, Jamaica, Borough of Queens.

## 583-60-A

APPLICANT—Ford Instrument Company, Division Sperry Rand Corporation, owner.

SUBJECT—Application July 20, 1960—Appeal from a decision of the Fire Commissioner re—permit for employees to smoke.

PREMISES AFFECTED—31-10 Thomson Avenue, southwest corner of 31st Place, Block 278, Lot 1, Long Island City, Borough of Queens.

MAX H. FOLEY, *Chairman.*

## DECEMBER 13, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 13, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 66-56-SM

APPLICANT—Josam Manufacturing Company, owner—backwater valve.

## 103-56-SA

APPLICANT—Prosperity Company, Inc., owner—dry cleaning machine.

## 106-57-SM

APPLICANT—The Evans Brick Company, owner—structural clay brick.

## 674-58-SA

APPLICANT—Ansul Chemical Company, owner—fire extinguishing system.

## 261-60-SM

APPLICANT—The Marine Works, Inc., owner—grease filter.

## 458-60-SM

APPLICANT—The Chomes Company, Inc., owner—zinc flashing material.

## 483-60-SA

APPLICANT—Dixie Products, Inc., owner—domestic gas range.

## 532-60-SM

APPLICANT—Universal Atlas Cement Div., United States Steel Corp., owner—portland cement.

## 579-60-SM

APPLICANT—Architectural Porcelain Fabricators, Inc., owner—exterior veneering panel.

## 616-60-SM

APPLICANT—National Gypsum Company, owner—3 hour fire resistive construction.

## 727-60-SA

APPLICANT—Electronics Corporation of America, owner—smoke detector.

## 754-52-SM—Vol. II

APPLICANT—National Gypsum Company, owner—additional channels and accessories.

MAX H. FOLEY, *Chairman.*

## DECEMBER 20, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 20, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 352-60-BZ

APPLICANT—Harry Silverman for 23 Cornelia Street Incorporated, owner.

SUBJECT—Application April 27, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district in an existing two story building, the change of occupancy from wet wash laundry to store and offices on the first floor and two apartments on the second floor.

PREMISES AFFECTED—23 Cornelia Street, west side, 206 feet 7 inches north of Bleecker Street, Block 590, Lot 42, Borough of Manhattan.

Laid over from September 20, 1960, to October 25, 1960, for hearing at request of applicant for possible change to conforming use; then to December 20, 1960, at the request of the applicant, who will endeavor to find a conforming use.

## 354-60-BZ

APPLICANT—Charles M. Spindler for Reo Properties, Incorporated, owner; Socony Mobil Oil Company Incorporated, lessee.

SUBJECT—Application May 10, 1960—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in an unrestricted use district, extending into a business district, the erection of a gasoline service station together with its accessory uses of lubritorium, auto washing (non-automatic) office, sales of accessories, minor repairs with hand tools only, safety inspection, parking and storage of motor vehicles and ground sign.

PREMISES AFFECTED—3912-3934 New Utrecht Avenue and 929-943 40th Street, northwest corner, Block 5583, Lots 18 and 30, Borough of Brooklyn.

## 606-60-BZ

APPLICANT—Lama, Proskauer and Prober for Sadie Abato, owner.

SUBJECT—Application August 10, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of a junk yard for a term of fifteen (15) years.

PREMISES AFFECTED—2645-2647 Mill Road, north side, 24 ft. 11½ in. west of Bay 44th Street, 214-218 Bay 44th Street, Block 6911, Lot 44, Borough of Brooklyn.

## 607-60-A

APPLICANT—Lama, Proskauer and Prober for Sadie Abato, owner.



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**SUBJECT**—Application August 10, 1960—Appeal from a decision of the Borough Superintendent re—Corrugated metal, frame shed for business use.

**PREMISES AFFECTED**—2645-2647 Mill Road, north side, 24 feet, 11½ inches west of Bay 44th Street, 214-218 Bay 44th Street, Block 6911, Lot 44, Borough of Brooklyn.

**633-60-BZ**

**APPLICANT**—Haus and Bresin for Tidewater Oil Company, owner.

**SUBJECT**—Application August 24, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the alteration and rearrangement of an existent gasoline service station and extend the uses to include lubritorium, car washing (non-automatic), office, sale of accessories, minor repairs with hand tools only and extension of the area for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—122-01 to 122-09 Merrick Boulevard and 175-02 to 175-10 Baisley Boulevard, northeast corner, Block 12480, Lots 1, 7, 47, St. Albans, Borough of Queens.

**682-60-BZ**

**APPLICANT**—Leonard F. Rothkrug for Dora Wittenstein, owner.

**SUBJECT**—Application September 20, 1960—decision of the Borough Superintendent, under Sections 7c, 7e and 21 of the Zoning Resolution, to permit in a local retail and residence F F area district, the erection of a one and two story structure for retail shopping center consisting of a large supermarket, retail stores and bowling alleys with accessory patron and employee parking extending into the residence district, the building occupying more than the permitted area and without all of the required setbacks and loading and unloading curb cut within 50 ft. of the corner.

**PREMISES AFFECTED**—843-901 Elderts Lane, southeast corner of Linden Boulevard, block bounded by Linden Boulevard, Loring Avenue, Forbell Avenue and Elderts Lane, Block 4492, Lots 1, 16 and 29, Borough of Brooklyn.

**340-48-BZ—Vol. III**

**APPLICANT**—Carl H. Salminen for Frank Amoruso and Thomas Lombardo, owners.

**SUBJECT**—Application reopened October 4, 1960 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the construction and maintenance of an automatic car washing establishment with parking and storage of more than five (5) motor vehicles when the car washing establishment is closed.

**PREMISES AFFECTED**—135-20 35th Avenue and 35-06 Linden Place, southwest corner, Block 4959, Lots 18 and 20, Flushing, Borough of Queens.

**319-53-BZ—Vol. II**

**APPLICANT**—Samuel Rosenblum for Rose Spector, owner.

**SUBJECT**—Application reopened October 18, 1960 as Volume II—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), office and parking and storage of more than five (5) motor vehicles for a term of twenty (20) years.

**PREMISES AFFECTED**—3561 Eastchester Avenue and 1135 East 222nd Street, northwest corner, Block 4900, Lot 2, Borough of the Bronx.

**574-59-BZ—Vol. II**

**APPLICANT**—Burke and Groh for Trans-Lux Theaters Corporation, owner; Crest Lanes, lessee.

**SUBJECT**—Application reopened June 28, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and local retail district, a change of use from a motion picture theatre to a bowling alley and parking area, under the authority vested in the Board by Sections 7e and 7h of the Zoning Resolution.

**PREMISES AFFECTED**—1143-1151 Ogden Avenue, west side, 100 feet south of Union Place, Block 2526, Lot 95, Borough of the Bronx.

**249-59-BZ—Vol. II**

**APPLICANT**—Leonard F. Rothkrug for Angelo Avellone, owner; A & B Liquor Store, lessee.

**SUBJECT**—Application reopened May 10, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of two retail stores with parking and storage of more than five (5) motor vehicles in addition to accessory parking on vacant portion and dwellings on the second and third stories, all for a temporary term of twenty (20) years.

**PREMISES AFFECTED**—95-02 to 95-04 35th Avenue, southwest corner, of 95th Street, Block 1469, Lot 1, Jackson Heights, Borough of Queens.

**476-60-BZ**

**APPLICANT**—John J. Tricarico for O. Caratozzolo and Sons, owner.

**SUBJECT**—Application June 23, 1960—decision of the Borough Superintendent, under Sections 7h and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the construction of a two car garage as accessory to a funeral home under construction, the combined area coverage of which exceeds the permitted area coverage with accessory parking, all in the residence use portion of the plot.

**PREMISES AFFECTED**—70-17 Cooper Avenue and 71-80 to 71-86 71st Street, northwest corner, Block 3686, Lot 46, Glendale, Borough of Queens.

**7-56-BZ—Vol. II**

**APPLICANT**—Murray L. White for Claribel Knapp, owner.

**SUBJECT**—Application reopened October 18, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with attendant's shack for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—88-22 182nd Street, west side, 175 feet north of 89th Avenue, Block 9917, Lots 11 and 56, Jamaica, Borough of Queens.

**653-60-BZ**

**APPLICANT**—Haus and Bresin for Playland Center, Incorporated, owner.

**SUBJECT**—Application September 9, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the construction and maintenance of a parking lot for patrons of the adjoining children's Amusement Park, for a temporary term of five (5) years.

**PREMISES AFFECTED**—92-01 to 92-07 164th Avenue and 163-51 92nd Street, northeast corner, Block 14076, Lot 137, Howard Beach, Borough of Queens.

**209-46-BZ—Vol. VI**

**APPLICANT**—Carl H. Salminen for H. M. Williams Chevrolet Incorporated, owner.

**SUBJECT**—Application reopened September 20, 1960 as Volume VI—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present accessory parking to an existing automobile showroom.



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**PREMISES AFFECTED**—94-05 Northern Boulevard and 32-02 to 32-60 Junction Boulevard, northwest corner, Block 1423, Lots 1, 2 and 45, Jackson Heights, Borough of Queens.

## 562-60-BZ

**APPLICANT**—Sampson Levy for John and Henry Tanabe, Thelma R. Stern, Isadore and Phyllis Rubin and Henry and Beverly Nieves, owners.

**SUBJECT**—Application July 20, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit the erection of a six story multiple dwelling on a plot partly in a "C" area district and partly in an E-1 area district with less than the required setback, occupying more than the permitted area coverage and exceeding the permitted floor area ratio.

**PREMISES AFFECTED**—2-26 Rugby Road and 1308-1326 Caton Avenue, southwest corner, Block 5074, Lots 4, 6, 12 and 14, Borough of Brooklyn.

## 406-60-BZ

**APPLICANT**—Oscar A. Bloustein for Park-Nostrand Corporation, owner.

**SUBJECT**—Application May 25, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sales, minor repairs with hand tools only, and parking and storage of more than five (5) cars, sale of auto accessories, storage and ground sign, all for a term of fifteen (15) years.

**PREMISES AFFECTED**—3994-4004 Nostrand Avenue and 3691 Shore Parkway, northwest corner, Block 7501, Lot 224, Borough of Brooklyn.

## 285-59-BZ—Vol. II

**APPLICANT**—Elliot Saltzman for Zinzi and Sons, owner.

**SUBJECT**—Application reopened September 27, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, B area district, the construction of a two story extension to an existing building occupying more than the permitted area and extend the present legal use of Junk Shop into the proposed extension.

**PREMISES AFFECTED**—1156 Simpson Street, east side, 149 feet, 9 inches, south of Home Street, Block 2728, Lot 11, Borough of The Bronx.

## 286-59-A—Vol. II

**APPLICANT**—Elliot Saltzman for Zinzi and Sons, owners.

**SUBJECT**—Application reopened September 27, 1960 as Volume II—appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—1156 Simpson Street, east side, 149 feet, 9 inches south of Home Street, Block 2728, Lot 11, Borough of The Bronx.

## 553-60-BZ

**APPLICANT**—Sidney H. Kitzler for Sylvia Kornblum, owner.

**SUBJECT**—Application July 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the conversion of a professional apartment to a living apartment in the cellar of an existing class A multiple dwelling.

**PREMISES AFFECTED**—286 Corbin Place, northwest corner of The Esplanade, Block 7516, Lot 279, Borough of Brooklyn.

## 416-60-BZ

**APPLICANT**—McInerney and Mulvaney for Springfield, L. I., Cem. Soc., and Tres Dor Realty Company, Incorporated, owners.

**SUBJECT**—Application May 26, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district,

the erection of a one story building in a retail use district which is to be used for the repair of motor operated cemetery equipment and as a locker room for cemetery employees and the parking and storage of motor vehicles in an area which lies partly in the retail use and partly in an adjoining residence use district.

**PREMISES AFFECTED**—121-22 to 121-58 (121-30 official) and 121-72 to 121-90 Springfield Boulevard and 99-01 to 99-19 122nd Avenue, northwest corner, and 199-02 to 202-94 Nashville Boulevard, Block 12695, Lots 1, 25, 21, 35, 47, 52, 81, 83 and 102, Springfield, Borough of Queens.

## 668-60-BZ

**APPLICANT**—Charles A. Buckley, Jr., for Saul Furman and Abraham Marchison, owners.

**SUBJECT**—Application September 14, 1960—decision of the Borough Superintendent, under Sections 21 and 19B(e) of the Zoning Resolution, to permit in a residence use, E and D area district, the erection of a multiple dwelling occupying more than the permitted area coverage and floor area in the E area portion of the plot and less than the required parking spaces.

**PREMISES AFFECTED**—775-779 Waring Avenue, north side, from Wallace Avenue to Barnes Avenue, 2400-2416 Wallace Avenue, 2401-2417 Barnes Avenue, Block 4436, Lots 1, 3, 4, 6, 8, 10, 50 and 51, Borough of the Bronx.

## 903-25-BZ—Vol. II

**APPLICANT**—Martin J. Simon for Owen S. Gendelman, owner.

**SUBJECT**—Application reopened November 22, 1960 for consideration as to extension of time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the use of a two story and basement building as a garage for more than 5 motor vehicles.

**PREMISES AFFECTED**—823-829 Classon Avenue, east side, 47 feet north of Lincoln Place, Block 1178, Lot 3 Borough of Brooklyn.

## 229-55-BZ

**APPLICANT**—George Rosen for 1614 Realty Corp., owner.

**SUBJECT**—Application reopened November 22, 1960 for consideration as to extension of term of variance, expired July 26, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a restricted retail use district, the parking and storage of motor vehicles and the erection of an attendant's shelter.

**PREMISES AFFECTED**—137-61 Queens Boulevard and east of Main Street from Manton Street to Queens Boulevard and west of 84th Drive, 60.77 feet south of Manton Street, Block 9651, Lots 15, 55, 56, 64 and 75, Jamaica Borough of Queens.

## 762-58-BZ

**APPLICANT**—Leonard F. Rothkrug for John R. Doody, owner.

**SUBJECT**—Application reopened November 22, 1960 for consideration as to extension of time to complete, expired September 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a D area district the erection of a retail store occupying more than the permitted area.

**PREMISES AFFECTED**—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

## 348-55-BZ

**APPLICANT**—Arnold W. Lederer for John Russo, owner.

**SUBJECT**—Application reopened November 22, 1960 for consideration as to extension of time to complete, expired December 4, 1957—decision of the Borough Superintendent, previously granted on condition, under Section 7a of the Zoning Resolution, permitting in a residence use district,



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the renting out of garage space for 2 cars, for pleasure cars of owners not residing on the premises.

**PREMISES AFFECTED**—934 Schenectady Avenue, west side, 200 feet south of Snyder Avenue, Block 4914, Lot 20, Borough of Brooklyn.

**715-47-BZ—Vol. II**

**APPLICANT**—Gustave Goldman for Albert Panerallo, owner.

**SUBJECT**—Application reopened November 22, 1960 for consideration as to extension of term of variance, expires February 28, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, the change of occupancy from private garage to motor vehicle repair shop, with school yard between intersecting streets.

**PREMISES AFFECTED**—966 4th Avenue and 367-369 37th Street, northwest corner, Block 696, Lot 39, Borough of Brooklyn.

The following case was laid over from previous public hearings for reasons published in the MINUTES of such hearings.

**7-60-BZ**

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station, office and lubricatorium and extend such uses to include car washing, sales, utility room, minor auto repairs, parking and storage of motor vehicles, ground sign with business entrance (curb cuts) within 75 feet of a residence use district.

**PREMISES AFFECTED**—70-58 to 70-66 (70-60 official) Kissena Boulevard, and 153-08 to 153-18 70th Road, southwest corner, Block 6697, Lot 1, Flushing, Borough of Queens.

**Hearing closed**—Laid over from November 22, 1960 to December 20, 1960, for inspection and decision.

MAX H. FOLEY, *Chairman*.

DECEMBER 20, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 20, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**637-60-A**

**APPLICANT**—Mortimer E. Freehof for Fealan Corporation, owner.

**SUBJECT**—Application August 30, 1960—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 34, subdivision 6 and Section 177 of the Multiple Dwelling Law re—Cellar occupancy re yard.

**PREMISES AFFECTED**—104 East 30th Street, south side, 80 feet east of Park Avenue South (4th Avenue), Block 885, Lot 86, Borough of Manhattan.

**712-60-A**

**APPLICANT**—Albert Melniker for James Cox, owner.

**SUBJECT**—Application September 16, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Dora Street.

**PREMISES AFFECTED**—21 Dora Street, North side, 183.11 feet west of Woolley Avenue, Block 472, Lot 66, Castleton Corners, Borough of Richmond.

**93-60-A**

**APPLICANT**—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

**SUBJECT**—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

**PREMISES AFFECTED**—164 Wolverine Street, southwest corner of Wilder Avenue, Block 4400, Lot 1, Oakwood Heights, Borough of Richmond.

**694-60-A**

**APPLICANT**—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

**SUBJECT**—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

**PREMISES AFFECTED**—168 Wolverine Street, south side, 52 feet west of Wilder Avenue, Block 4400, Lot 45, Oakwood Heights, Borough of Richmond.

**695-60-A**

**APPLICANT**—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

**SUBJECT**—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

**PREMISES AFFECTED**—172 Wolverine Street, south side, 92 feet west of Wilder Avenue, Block 4400, Lot 43, Oakwood Heights, Borough of Richmond.

**696-60-A**

**APPLICANT**—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

**SUBJECT**—Application September 22, 1960—Filed Pursuant to Section 36 of the General City Law re—building not fronting on legal Street—Thomas Street.

**PREMISES AFFECTED**—176 Wolverine Street, south side, 132 feet west of Wilder Avenue, Block 4400, Lot 41, Oakwood Heights, Borough of Richmond.

**697-60-A**

**APPLICANT**—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

**SUBJECT**—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Thomas Street.

**PREMISES AFFECTED**—180 Wolverine Street, south side, 172 feet west of Wilder Avenue, Block 4400, Lot 39, Oakwood Heights, Borough of Richmond.

**698-60-A**

**APPLICANT**—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

**SUBJECT**—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Thomas Street.

**PREMISES AFFECTED**—184 Wolverine Street, south side, 157.17 feet east of Thomas Street, Block 4400, Lot 37, Oakwood Heights, Borough of Richmond.

**699-60-A**

**APPLICANT**—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

**SUBJECT**—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Thomas Street.

**PREMISES AFFECTED**—190 Wolverine Street, south side, 94.67 feet east of Thomas Street, Block 4400, Lot 34, Oakwood Heights, Borough of Richmond.

**712-60-A**

**APPLICANT**—Charles M. Spindler for Colgas Incorporated, owner.

**SUBJECT**—Application September 27, 1960—Appeal from a decision of Borough Superintendent re—marquee.

**PREMISES AFFECTED**—3210-3222 White Plains Road, east side, 75 feet north of Burke Avenue, Block 4596, Lot 9, Borough of the Bronx.

MAX H. FOLEY, *Chairman*.



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, NOVEMBER 22, 1960, 10 A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon November 9, 1960 were approved as printed in the Bulletin of November 17, 1960, Vol. 45, No. 46.

### 471-51-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr. for Level Realty Corporation and Biscayne Realty Corporation, owners; Alexander's Department Stores, Incorporated, lessee.

SUBJECT—Application reopened July 12, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence, retail and retail-1 use district, the construction of a five story and cellar extension to an existing department store building.

PREMISES AFFECTED—2501-2525 Grand Concourse, north side, and 2508-2520 and 2528 Creston Avenue, Block 3167, Lots 1 22, 26 and 72, Borough of the Bronx.

#### APPEARANCES—

For Applicant: Charles A. Buckley, Jr. and Herbert W. Riemer.

For Opposition: None.

ACTION OF BOARD—Laid over to December 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 548-60-A

APPLICANT—Charles A. Buckley for Level Realty Corporation and Biscayne Realty Corporation, owners; Alexander's Department Stores, Incorporated, Lessee.

SUBJECT—Application June 9, 1960—Appeal from a decision of the Borough Superintendent, re—class 3 commercial building, Escalators.

PREMISES AFFECTED—2501-2525 Grand Concourse, northside, and 2508-2520 and 2528 Creston Avenue, Block 3167, Lots 1, 22, 26 and 72, Borough of the Bronx.

#### APPEARANCES—

For Applicant: Charles A. Buckley, Jr. and Herbert W. Riemer.

ACTION OF BOARD—Laid over to December 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 876-52-BZ—Vol. II

APPLICANT—Saul Goldsmith for 29 Clay Street Corporation, owner.

SUBJECT—Application reopened June 14, 1960 as Volume II—decision of the Borough Superintendent, under Sections 21 and 7c of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension to an existing factory building extending into the residence use portion of the plot exceeding the permitted area coverage and to be used entirely for warehouse purposes.

PREMISES AFFECTED—71-08 51st Avenue and 51-01 to 51-11 71st Street, southeast corner and 51-02 to 51-10 72nd Street, Block 2460, Lots 7 and 9, Winfield, Borough of Queens.

#### APPEARANCES—

For Applicant: Saul Goldsmith.

For Opposition: None.

ACTION OF BOARD—Laid over to November 29, 1960, at 10 A.M. for applicant to submit revised drawings and for decision; hearing previously closed.

### 790-59-BZ

APPLICANT—Saul S. Nevins, for Colgate Realty Corporation, owner; Tremont Chevrolet Company, Incorporated, lessee.

SUBJECT—Application November 27, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district,

the maintenance of a parking lot for the parking and storage of passenger type motor vehicles, sale of cars and accessory office.

PREMISES AFFECTED—948 Evergreen Avenue, northeast corner of Story Avenue, Block 3659, Lot 1, Borough of The Bronx.

#### APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to January 10, 1961, at 10 A.M. for hearing; applicant to send new twenty day notices.

### 7-60-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station, office and lubritorium and extend such uses to include car washing, sales, utility room, minor auto repairs, parking and storage of motor vehicles and ground sign with business entrance (curb cuts) within 75 feet of a residence use district.

PREMISES AFFECTED—70-58 to 70-66 (70-60 official) Kissena Boulevard and 153-08 to 153-18 70th Road, southwest corner, Block 6697, Lot 1, Flushing, Borough of Queens.

#### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: E. J. Hoffman for Dept. of Parks.

For Administration: John J. Saunders, B'd. of Education.

ACTION OF BOARD—Laid over to December 20, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 27-60-BZ

APPLICANT—Ingram S. Carner for Ben Poretsky, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit on a plot, located partly in a business and partly in a residence use district, the parking and storage of more than five (5) motor vehicles, for a temporary term of ten (10) years.

PREMISES AFFECTED—466-476 Fenimore Street, south side, 100 feet east of New York Avenue, and 645 New York Avenue, Block 4815, Lot 14, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Massimo Francis Yezzi.

For Opposition: Isaac Sherman, Christopher P. Monteleone and Charles Levine.

ACTION OF BOARD—Laid over to December 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 278-60-BZ

APPLICANT—A. H. Salkowitz for Dream Homes Incorporated, owner.

SUBJECT—Application April 14, 1960—decision of the Borough Superintendent, under Sections 21 and 19B (d) of the Zoning Resolution, to permit in a G-1 area district the erection of a one family dwelling and garage, without the required setback from the street line.

PREMISES AFFECTED—146-01 17th Avenue, northeast corner of 146th Place, Block 4626, Lot 35, Whitestone, Borough of Queens.

#### APPEARANCES—

For Applicant: Pete Gray.

For Opposition: George J. Regan and Kenneth Lilly.

ACTION OF BOARD—Laid over to December 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 290-60-BZ

APPLICANT—Aaron Halpern for Carmelo Liro, owner.

SUBJECT—Application April 19, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning



# MINUTES

Resolution, to permit in a business and residence use district, the erection of a business building extending from the business use into the residence use district.

**PREMISES AFFECTED**—85-48 to 85-60 118th Street, northwest corner of Hillside Avenue, and 117-09 to 117-23 Babbage Street, Block 9260, Lot 28, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Aaron Halpern.

For Opposition: Michael P. Caruso, Shirley Himmel and Samuel P. Jackson.

**ACTION OF BOARD**—Laid over to December 6, 1960, at 10 A.M. for inspection and decision; applicant to submit recent City Zoning Map; hearing closed.

## 291-60-A

**APPLICANT**—Aaron Halpern for Carmelo Liro, owner.

**SUBJECT**—Application April 19, 1960—filed pursuant to Section 35 of the General City Law re—building is partially in bed of mapped street—proposed widening of Babbage Street.

**PREMISES AFFECTED**—85-48 to 85-60 118th Street, northwest corner of Hillside Avenue, and 117-09 to 117-23 Babbage Street, Block 9260, Lot 28, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Aaron Halpern.

**ACTION OF BOARD**—Laid over to December 6, 1960, at 10 A.M. for inspection and decision in conjunction with Cal. No. 290-60-BZ; hearing closed.

## 346-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Seymour J. Koff, owner.

**SUBJECT**—Application May 5, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station, rearrangement of pump islands and extend the uses to include non automatic car washing, minor auto repairs, office, sales, utility room and parking and storage of motor vehicles.

**PREMISES AFFECTED**—211-221 Tapscott Street and 14-24 Dumont Avenue, southeast corner, Block 3565, Lot 30, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti and S. J. Koff.

For Opposition: None.

**ACTION OF BOARD**—Laid over to November 29, 1960, at 10 A.M. for decision; applicant to submit testimonial letter from Home of the Aged; hearing previously closed.

## 351-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Congregation B'Nai, owner.

**SUBJECT**—Application May 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, D-D area district, the erection of a one story and cellar at the rear of the present synagogue building without the required rear yard and parking of patrons cars on the open area of the plot extending into the required setback.

**PREMISES AFFECTED**—857-873 Hendrix Street, east side, 145 feet north of Stanley Avenue, Block 4354, Lot 45, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

**ACTION OF BOARD**—Laid over to December 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 396-60-BZ

**APPLICANT**—S. Oberwager for 46th Street Realty Corporation, owner.

**SUBJECT**—Application May 23, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the erection of a roof sign.

**PREMISES AFFECTED**—44-10 to 44-22 54th Avenue, south side, 85.03 feet west of 46th Street, and 54-08 to 54-20 46th Street, Block 2536, Lot 12, Maspeth, Borough of Queens.

## APPEARANCES—

For Applicant: Sol Oberwager and Louis Lidsky.

For Opposition: Mildred M. Glock and Dorothy Staggs.

**ACTION OF BOARD**—Laid over to December 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 415-60-BZ

**APPLICANT**—James E. Vassalotti for Ira Hanig, owner.

**SUBJECT**—Application June 1, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales, lunch wagon and parking and storage of motor vehicles for a term of twenty (20) years.

**PREMISES AFFECTED**—169-01 to 169-21 North Conduit Avenue and 144-35 to 144-45 New York Boulevard, northeast corner and 168-12 to 168-28 and 169-02 to 169-06 144th Road, Block 12598, Lots 116, 130, 145 and 150, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: R. S. Hardy and James E. Vassalotti.

For Opposition: Arthur Harrison, Benjamin H. Wender, George V. Hyhes, Floyd H. Butler, C. Haynes, William M. Hewlin, Gladys Douglas, Ellen Bent, Norman T. Dowell and Edward Hoffman for Park Dept.

**ACTION OF BOARD**—Laid over to December 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 418-60-BZ

**APPLICANT**—William R. Altman and Herman Kron for East 76th Street Realty Corporation, owner.

**SUBJECT**—Application May 27, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the extension of a present legal garage use to include roof parking and storage of pleasure type motor vehicles.

**PREMISES AFFECTED**—332-340 East 76th Street, south side, 125 feet east of 2nd Avenue, Block 1450, Lot 54, Borough of Manhattan.

## APPEARANCES—

For Applicant: Herman Kron and William R. Altman.

For Opposition: None.

**ACTION OF BOARD**—Laid over to December 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 429-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Vincent Scognamiglio, owner.

**SUBJECT**—Application June 1, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the demolition of an existing gasoline service station and store and the erection and maintenance of an auto repair shop with accessory business sign, welding and transmission, repairs and parking occupying more than the permitted area and without the required rear yard, all for a temporary term of fifteen (15) years.

**PREMISES AFFECTED**—2653-2661 Cropsey Avenue, north side, 25 feet east of Bay 44th Street, Block 6912, Lot 6, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: George N. Buckfield, Richard F. Mason, Evelyn McDonald, William Draxdorf, Anthony Salvatore and Paul M. Asciutto.



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ACTION OF BOARD—Laid over to December 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 471-60-BZ

APPLICANT—Victor E. Block for Sidjack Realty Corporation, owner.

SUBJECT—Applicant June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1668 Bryant Avenue, east side, 24.75 feet north of East 173rd Street, Block 3002, Lot 2, Borough of The Bronx.

### APPEARANCES—

For Applicant: Victor E. Block and Harry Kobrin.

For Opposition: None.

ACTION OF BOARD—Laid over to December 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 472-60-BZ

APPLICANT—Victor E. Block for Sidjack Realty Corporation, owner.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1570 Hoe Avenue, east side, 75 feet south of East 173rd Street, Block 2989, Lot 20, Borough of The Bronx.

### APPEARANCES—

For Applicant: Victor E. Block and Harry Kobrin.

For Opposition: None.

ACTION OF BOARD—Laid over to December 6, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 502-60-BZ

APPLICANT—William I. Hohauser for Northside Plumbing Corporation, owner.

SUBJECT—Application June 30, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the use of the lot in the residence portion for a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—4452-4456 Broadway, southeast corner of Fairview Avenue, Block 2170, Lots 400 and 62, Borough of Manhattan.

### APPEARANCES—

For Applicant: Sanford Hohauser.

For Opposition: None.

ACTION OF BOARD—Laid over to December 6, 1960, at 10 A. M. for decision; applicant to submit new parking drawing and information on soil conditions; hearing previously closed.

## 684-60-BZ

APPLICANT—Victor E. Block for Harry Appleman, owner.

SUBJECT—Application September 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3445 Kossuth Avenue, north side, 3436 DeKalb Avenue, south side, intersection, Block 3327, Lot 73, Borough of The Bronx.

### APPEARANCES—

For Applicant: Victor E. Block and Harry Appleman.

For Opposition: Charles J. Coleman.

ACTION OF BOARD—Laid over to December 6, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 172-16-BZ—Vol. II

APPLICANT—Herman Kron for Bann Oil Company, Inc., owner.

SUBJECT—Application reopened October 25, 1960 for consideration as to extension of time to complete, expired May 5, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7h of the Zoning Resolution, permitting in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than 5 cars and the parking and storage of more than 5 motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on May 5, 1959 as amended November 10, 1959, this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation May 5, 1960; and

WHEREAS, this application was reopened on October 25, 1960 and set for hearing on November 22, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 22, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated September 8, 1960 acting on Alt. Applic. No. 1434-57, reads:

"1. As application has expired under Section 22A of the Zoning Resolution as per Cal. #172-16-BZ, proposed extension of time is referred to the Bd. of Standards and Appeals."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 5, 1959, as amended through November 10, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 67-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Salvatore Puma, owner.

SUBJECT—Application reopened May 10, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7a, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district the reconstruction and extension in area of an existing gasoline service station with the additional uses of lubricatorium, minor auto repairs, car washing, storage room, office and sales, ground sign and parking and storage of motor vehicles in open area for a term of fifteen (15) years.

PREMISES AFFECTED—1223-1233, (1225 official) East 233rd Street and 3900-3910 Baychester Avenue, northeast corner, and 3901-3909 Dereimer Avenue, Block 4955, Lots 1, 5 and 57, Borough of The Bronx.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.



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ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1960 after due notice by publication in the Bulletin; laid over to November 9, 1960 for inspection and decision; applicant to show proper dimensions on drawings; hearing closed; then to November 22, 1960 for decision; applicant to submit revised drawing; and

WHEREAS, the decision of the Borough Superintendent, dated March 28, 1960 acting on N.B. Applic. No. 360-60, reads:

"1. Demolition & reconstruction of existing gasoline service garage and extension of use and area to include lubritorium, minor auto repairs, car washing, storage room, office & sales and parking and storage of motor vehicles in open area partly in a residence use district & partly in a business use district is contrary to Art. II Sect. 3 & 4 of the Z.R. & Bd. of S&A Cal. #67-33-BZ.

"2. Ground sign to a non conforming use in a business district is contrary to Art II Sect. 4 of the Z.R.

"3. Curb & signs for commercial use in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a, f and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and extension in area of an existing gasoline service station, with the additional uses of lubritorium, minor auto repairs, car washing, non-automatic, storage room, office and sales, ground sign and parking and storage of motor vehicles in the open area, for a term of fifteen (15) years, *on condition* that the work be done in accordance with drawings filed with this application dated April 13, 1960, 6 sheets, and November 18, 1960, one sheet revised; that curbs and sidewalks on all streets be put in good condition to the satisfaction of the Borough President; that all laws, rules and regulations applicable be complied with; and that all permits be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 523-38-BZ—Vol. II

APPLICANT—John J. Leonard for Ihnat Holding Corp., owner.

SUBJECT—Application reopened October 25, 1960 for consideration as to extension of term of variance, expired May 17, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7h of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—23-24 31st Street, north side, 100 feet east of 23rd Road, Block 842, Lot 80, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: John J. Leonard.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on December 12, 1950 as amended May 17, 1955, this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation May 17, 1960; and

WHEREAS, this application was reopened on October 25, 1960 and set for hearing on November 22, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 22, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated September 7, 1960 acting on Alt. Applic. No. 995-50, reads:

"1. The proposed extension of variance of Cal. #523-38-BZ which expired on May 17, 1960, may be resubmitted to the Board of Standards and Appeals for their consideration."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 12, 1950 as amended through May 17, 1955 only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 514-54-BZ

APPLICANT—Ervin Palmer for Bernard P. and Elaine Kite, owners.

SUBJECT—Application reopened October 25, 1960 for consideration as to extension of term of variance, expires January 24, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—462-472 West 22nd Street, south side, 100 feet east of 10th Avenue, Block 719, Lots 77 to 81 inclusive, Borough of Manhattan.

## APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on January 24, 1956, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation January 24, 1961; and

WHEREAS, this application was reopened on October 25, 1960 and set for hearing on November 22, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 22, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated August 31, 1960 acting on Alt. Applic. No. 528-54, reads:

"1. Obtain approval of the Board of Standards & Appeals for extension of time as time expires Jan. 24, 1961. See Cal. 514-54-BZ approved 1/24/56 Bul. 5, Vol. 41."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1956 only as to the term of the variance, so that as amended is shall read:



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"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 221-57-BZ—Vol. II

APPLICANT—Henry Nordheim for Sophie Shleffar, owner.

SUBJECT—Application reopened April 19, 1960 as Volume II—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the construction of a new service building and rearrangement of pumps.

PREMISES AFFECTED—439-451 Soundview Avenue and 440 Leland Avenue, South Junction, Block 3498, Lots 17 and 23, Borough of The Bronx.

### APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker . . . . . 4

Negative . . . . . 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 1, 1960 after due notice by publication in the Bulletin; laid over to November 22, 1960 for inspection and decision; amended drawings to be submitted by applicant; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 2, 1959 acting on Alt. Applic. No. 1096-59, reads:

"1. Proposed extension of use of premises to gasoline service station, office, car washing, greasing, 14 gasoline tanks and 4 pumps in a residence use district in contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and amended drawings have been received; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a residence use district, the construction of a new service building and the rearrangement of pumps, *on condition* that the work shall conform with drawings filed with this application dated December 8, 1959, 4 sheets; that the ramp and curb cut at the intersection of Leland Avenue and Soundview Avenue shall be omitted; that the curb cut at the north end of the Soundview Avenue front shall be located not less than 10 feet from the intersection of the east and north lot lines; that the curb cut at the south end of the Soundview Avenue front shall be located 25 feet north of the south wall of the accessory building; that an iron picket fence shall be constructed along Leland Avenue on top of a face brick fence, 2 feet 6 inches in height, with a total height of 5 feet 6 inches; that the same type of fence shall be constructed from the east end of the accessory building to the Soundview Avenue building line; that signs shall be limited to one brand sign showing the brand of gasoline sold; that the sign shall be a non-flashing stationary sign projecting not more than 4 feet from the building line; that all laws, rules and regulations applicable shall be complied with; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 541-57-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Samuel S. Schiff-

fer for Wally and Lillian Nelson, Hilda Folkman, Philip and Gilda Nelson, owners; United Coat, Apron and Linen Supply, lessee.

SUBJECT—Application reopened March 29, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the addition of packing and storage of linen to the public garage and motor vehicle repair shop and office uses, all uses to be for a temporary term of five (5) years.

PREMISES AFFECTED—32-62 to 32-68 47th Street, westside, 153 feet, 17<sup>1</sup>/<sub>16</sub> inches, north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Lee Foursans, N. Scheele, Rose Vraluco, M. Tubacco, R. Normen and E. Scheele.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: . . . . . 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker . . . . . 4

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1960 after due notice by publication in the Bulletin; laid over to November 9, 1960 for inspection and decision; hearing closed; then to November 22, 1960 for reinspection and decision; and

WHEREAS, the decision of the Borough Superintendent, dated February 29, 1960 acting on Alt. Applic. No. 2132-55, reads:

"1. Change of use of a portion of the first floor to include packing and storage of linen in a Res. Use District is contrary to Art. II Sect. 3 of Zoning Resolution and contrary to Bd. of S & A Res. 541-57-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e, c, d of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, dated February 29, 1960, acting on Alt. App. 2132-55, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 186-60-BZ

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960, decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, for a term of ten years, the change in occupancy of an existing building, from a fire house, to office, storage and sale of building materials as an extension of the present permitted uses on the adjoining lot.

PREMISES AFFECTED—393-401 Halsey Street, northside, 275 feet east of Sumner Avenue, Block 1659, Lots 64, 65 and 68, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker . . . . . 4

Negative: . . . . . 0



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## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 13, 1960 for inspection and decision; then laid over, date to be set; then set for hearing on November 22, 1960 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1960 acting on Alt. Applic. No. 3459-59, reads:

"1. The proposed change of use from 1st floor Fire Dept. 2nd floor office with office and sheds for the storage and sales of building materials in same plot to 1st floor storage of building materials, 2nd floor office, with office and sheds for the storage and sales of building materials in this residence use district is contrary to the Zoning Res., Art. II, Sect. 3."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution, to permit in a residence use district for a period of ten years, the change in occupancy of an existing building, from a fire house, to office, storage and sale of building materials, as an extension of the present permitted use on the adjoining lot *on condition* that the work conform to drawings filed with this application dated March 11, 1960, 4 sheets, September 20, 1960, 5 sheets revised and October 6, 1960, one sheet revised; that there shall be no additional signs placed on the premises; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 187-60-A

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960 appeal from a decision of the Borough Superintendent—re stairs, partitions, etc.

PREMISES AFFECTED—393-401 Halsey Street, north-side, 275 feet east of Sumner Avenue, Block 1659, Lots 64, 65 and 68, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1960 amended September 19, 1960, on Alt. Applic. 3459-59, reads:

"2. At least one stair 3 feet in width, enclosed in 1 hr. partitions and leading to the street from the second floor is required by Sect. 6.1.2.2.1 of the Bldg. Code."

and  
WHEREAS, the applicant states that the building is 25 feet by 104 feet in area, 2 stories, 25 feet high, of class 3 construction, located in residence use, C area, class 1 height district, now vacant; that the proposed use and occupancy will be: cellar—ordinary storage; 1st floor—sales and storage of building materials; 2nd floor—office, 4 persons; and

WHEREAS, the applicant states that this building had been used by the Fire Department of the City of New York, and has been vacant for the past 3 years; that the owner had purchased this building from the City so that they may enlarge their existing business, which is the storage and

sales of building materials; that the owner is now located adjacent to the fire house; that since the 1st floor is reinforced concrete, the owner would like to utilize the 2nd floor for their office quarters; that they feel that it would not be feasible to go through the expense to rearrange the stair; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition

*Resolved*, that the decision of the Borough Superintendent, dated February 26, 1960, acting on Alt. App. 3459-59, Objection No. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all of the requirements of the resolution adopted this day under Cal. No. 186-60-BZ be complied with; and that a certificate of occupancy be obtained.

## 385-60-BZ

APPLICANT—Frederick A. Ketcher for Louis Fayne, owner.

SUBJECT—Application May 18, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the pleasure type for a stated term of five (5) years.

PREMISES AFFECTED—65 Audubon Avenue, east side, 30 feet south of West 169th Street, Block 2125, Lots 30 and 31, Borough of Manhattan.

## APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1960, after due notice by publication in the Bulletin; laid over to November 9, 1960 for inspection and decision; hearing closed; then to November 22, 1960 for decision; applicant to file revised drawing and statement indicating storage to be non-transient; and

WHEREAS, the decision of the Borough Superintendent, dated May 17, 1960, acting on Alt. Applic. 694-60, reads:

"1. Proposed parking lot for the parking and storage of more than five (5) motor vehicles located in a residence use district is contrary to Article II Section 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the pleasure type for a term of five (5) years *on condition* that the work be done in accordance with drawings filed with this application dated May 18, 1960, 3 sheets, and November 18, 1960, one sheet revised; that the surface of the parking lot be paved with clean cinders or gravel, treated with a binder and rolled to the proper grade to pitch to the dry wells shown on the drawings above cited; that there be no transient parking; that the entrance to the lot be closed with a gate which shall be kept locked when not in use and that the permanent tenants be given keys to the gate; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certifi-



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cate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 391-60-BZ

APPLICANT—Joseph B. Klein for Bowling Unlimited, owner; Paul Farkas, lessee.

SUBJECT—Application May 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of a used car lot for the sale of used cars and the erection of an office.

PREMISES AFFECTED—1660-1666 Bruckner Boulevard and 948-956 Metcalf Avenue, southeast corner, Block 3659, Lot 26, Borough of the Bronx.

## APPEARANCES—

For Applicant: Joseph B. Klein.

For Opposition: Harvey Fox, N.Y.C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 1, 1960 after due notice by publication in the Bulletin; laid over to November 22, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 4, 1960 acting on Alt. Applic. No. 332-60, reads:

"1. Proposal to change the use of subject premises (located in a Residence Use District) to a used car lot and office is contrary to Art. II Sect. 3 of the Zon. Resol."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7 Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit in a residence use district, the maintenance of a used car lot for the sale of used cars and the erection of an office, for a term of ten years, *on condition* that the work shall conform with drawings filed with this application dated September 28, 1960 3 sheets; that the lot shall be paved with clean cinders or gravel, treated with a binder and rolled to the proper grade for drainage; that the signs which the owner desires to use shall be submitted to the Board for approval but the signs are not to exceed 100 square feet; that all laws, rules and regulations applicable shall be complied with; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 392-60-BZ

APPLICANT—Harry Soled for Lily LoVerdi, owner.

SUBJECT—Application May 19, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit on a plot, partly in a retail use district and partly in a residence use district and being partly in a D area district and partly in a D-1 area district, the erection of a one story masonry storage building and the extension of the present use of the storage and sale of concrete blocks and other building material from the retail use portion into the residence use portion of the plot, said proposed new building having less than the required setback and side yard.

PREMISES AFFECTED—7810 Flatlands Avenue, south side, 40 feet west of East 79th Street, Block 8015, Lot 48, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1960 after due notice by publication in the Bulletin; laid over to November 22, 1960 for inspection and decision; applicant to file revised drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 26, 1960 acting on N.B. Applic. No. 494-60, reads:

"1. Provide a 10 foot setback for building as required by Art. IV Sec. 14A subdiv. (d) of Zoning Resolution.

2. Proposed business use in a residence use district is contrary to Art. II Sec. 3 of Z.R.

3. Provide a side yard on one side of building as required by Art. IV Sec. 14A Subdiv. (b) of Z.R."

and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and revised drawings have been filed; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21, to permit on a plot partly in a retail use district and partly in a residence use district and being partly in a D area district and partly in a D-1 area district, the erection of a one story masonry storage building and the extension of the present use of the storage and sale of concrete blocks and other building materials from the retail use portion, into the residence use portion of the plot, said proposed new building having less than the required side yard, *on condition* that the work shall conform with drawings filed with this application dated May 19, 1960, 2 sheets and November 15, 1960, 1 sheet revised; that there shall be no opening in the East 79th Street wall of the building; that all laws, rules and regulations applicable shall be complied with; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 419-60-BZ

APPLICANT—Robert Gottlieb for Marvin Harrow, owner.

SUBJECT—Application May 5, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the one story brick and frame building into the residence use portion of the plot for storage of lumber, trim and similar building material and extend the parking and storage of motor vehicles into the residence portion of the site.

PREMISES AFFECTED—75-85 West Tremont Avenue, west side, 186.87 feet south of Kingsland Place, Block 2869, Lots 41, 43 and 45, Borough of the Bronx.

## APPEARANCES—

For Applicant: Robert Gottlieb and M. Harrow.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0



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## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1960 after due notice by publication in the Bulletin; laid over to November 22, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 3, 1960 acting on Alt. Applic. No. 321-60, reads:

"1. The proposed storage building and the extension of parking lot for parking & storage of motor vehicles located partly in a residence use district is contrary to Sec. 3 Art. II of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the one story brick and frame building into the residence use portion of the plot for storage of lumber trim and similar building material and to extend the parking and storage of motor vehicles into the residence portion of the plot on condition that the work be done in accordance with drawings filed with this application dated May 5, 1960, 6 sheets, and September 30, 1960, 2 sheets; and on the further condition that the second story and attic on the present building on West Tremont Avenue be removed; that all laws, rules and regulations applicable be complied with; and that all permits be obtained, all work completed and a certificate of occupancy be obtained within the provisions of Section 22A of the Zoning Resolution.

## 428-60-BZ

APPLICANT—Leonard F. Rothkrug for Lesjac Realty Corporation, owner.

SUBJECT—Application June 1, 1960—decision of the Borough Superintendent, under Sections 7e and 7f of the Zoning Resolution, to permit in a business use district, the demolition of an existing gas station and car wash and the erection of an automatic car wash with accessory gasoline pumps and tanks, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1800 Southern Boulevard, east side, 170 feet north of Boston Road, Block 2984, Lot 7, Borough of the Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1960 after due notice by publication in the Bulletin; laid over to November 22, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 11, 1960 acting on N.B. Applic. No. 647-60, reads:

"1. Proposal to erect a structure on subject premises (located in a Business Use District) to be occupied as automatic car wash laundry and gas station is contrary to Art. II Sect. 4(a) (46) & Sect. 4(a) 52 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e, to permit in a business use district, the demolition of an existing gas station and car wash and the erection of an automatic car wash, for a term of fifteen years, on condition that the work shall conform with drawings filed with this application dated June 1, 1960, 4 sheets; that there shall be no gasoline pumps or tanks included in the operation; that all laws, rules and regulations applicable shall be complied with; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 441-60-BZ

APPLICANT—Robert Gottlieb for Joseph Martirano, owner.

SUBJECT—Application June 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of a four family multiple dwelling to a five family multiple dwelling.

PREMISES AFFECTED—2031 Tomlinson Avenue, west side, 125 feet south of Lydig Avenue, Block 4305, Lot 11, Borough of the Bronx.

## APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 22, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated May 25, 1960 acting on Alt. Applic. No. 88-60, reads:

"1. In an E-1 district no dwelling shall be altered other than for occupancy by a single or a 2 family dwelling Sec. 15Aa Art. IV Zoning Resolution. See the proposed increase occupancy of a 3 story brick 4 family heretofore converted dwelling (class A) Multiple Dwelling to a 5 family (class A) Converted Dwelling."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of a four family multiple dwelling to a five family multiple dwelling on condition the building conform to drawings filed with this application dated June 9, 1960, 2 sheets; and October 13, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 563-60-BZ

APPLICANT—Herman Horowitz for Aguilar Realty Corp., owner; Bowla-Bowla Corporation, lessee.

SUBJECT—Application July 22, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a local retail use district, the



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erection of a bowling recreation center, one story in height, on land now vacant.

PREMISES AFFECTED—71-80 to 71-90 Parsons Boulevard and 157-07 72nd Avenue, northwest corner and 157-03 Aguilar Avenue, Block 6793, Lots 231 and 233, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Horowitz.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Chairman Foley ..... 1

Negative: Vice Chairman Kleinert, Commissioner Fox, and Commissioner Becker ..... 3

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 1, 1960 after due notice by publication in the Bulletin; laid over to November 22, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 30, 1960 acting on N.B. Applic. No. 3004-59, reads:

"1. The proposed erection of Bowling Alleys, tool room, storage of mechanical equipment, nursery, game room, office, bar, snack bar, kitchen, storage and off-street parking in a local retail use district is contrary to Art. 2, Sec. 4-C of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. No. 3004-59, objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

Adjourned 2:55 P.M.

JAMES P. MULROY, *Secretary*

## REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 22, 1960,  
2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

### 697-54-SM

APPLICANT—Safway Steel Products, Inc., owner—additional hoist tower.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
697-54-SM—Amendment to resolution as to additional type of hoist tower. Safway Steel Scaffold Supply Corp. for Safway Steel Products, Inc., requested that the resolution adopted April 29, 1958 under Calendar Number 697-54-SM be reopened and amended so as to include a medium duty hoist tower.

USE: A medium duty hoist tower having a maximum capacity of 3000 lbs.

DESCRIPTION: The tower is an assembly of frames and cross braces. The frames are 6'-4" wide by 6'-5" high and are fabricated of Elyria Structural Steel Tubing having a yield point of 55,000 p.s.i., tensile strength of 75,000 p.s.i. and an elongation in 2" of 15%. The legs and bearers are 2 3/8" O.D by .154 wall tubing, braces are 1 1/4" O.D by .083 wall tubing and the girts are 1.69" O.D by .095" wall tubing.

The cable used for hoisting is 5/8" diameter plow steel. The top section consists of top cathead supporting channels attached to the top section of the tower by means of heavy duty column clamps.

INSPECTION AND TEST: The applicant has submitted structural computations so as to determine the maximum allowable height of the tower under a load condition of 3100 lbs. with an impact of 100%. The computations were made by Purdy & Henderson Associates, Inc., Consulting Engineers. These computations were based on a height limitation of 500'-0" and a maximum allowable load of 3100 lbs.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted April 29, 1958 under Calendar Number 697-54-SM be reopened and amended so as to include the Safway Medium Duty Hoist Tower, 3100 lb. load maximum for material only, on condition that the height of this tower shall not exceed 500'-0"; that the tower be posted for a maximum load of 3100 lbs; that the tower shall be guyed to the frame of the building with 3/8" diameter cable every 26'-0" of vertical height and that these anchorages shall be secured to two columns in two directions and further that all other pertinent requirements of the resolution adopted April 29, 1958 under Calendar Number 697-54-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

### 592-56-SM

APPLICANT—Accesso Ceiling Products, Inc., owner—additional metal pans.

APPEARANCES—

For Applicant: Robbins E. Lane.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
592-56-SM—Amendment to resolution as to use of metal pans with approved suspension system.

Accesso Ceiling Products, Inc., requested that the resolution adopted March 5, 1957 under Calendar Number 592-56-SM be reopened and amended so as to permit the use of metal pans with the approved suspension system.

USE: Incombustible acoustical ceiling.

DESCRIPTION: The metal pans are either steel or aluminum with the following properties:

| Size      | Material | Thickness | Wt/SF |
|-----------|----------|-----------|-------|
| 12" x 12" | Steel    | .018      | 1.0   |
| 12" x 12" | Aluminum | .019      | .65   |
| 12" x 12" | Aluminum | .025      | .80   |
| 12" x 24" | Steel    | .018      | 1.0   |
| 12" x 24" | Aluminum | .019      | .65   |
| 12" x 24" | Aluminum | .025      | .80   |
| 12" x 36" | Steel    | .018      | 1.0   |
| 12" x 36" | Aluminum | .019      | .65   |
| 12" x 36" | Aluminum | .025      | .80   |



# MINUTES

The pans have both a hinged end and a lifting end. The hinged end is 0.643 inches high and the lifting end is 1.262 inches high. The pans set into the approved hangers. The weight of the pan and the incombustible acoustical pad does not exceed 2 lbs. per sq. ft.

**INSPECTION AND TEST:** No additional tests were conducted on the system as the system showed deflections of less than  $\frac{1}{360}$  of the span when loaded to 2 lbs. per ft. as evidenced by the approval granted March 5, 1957 under Calendar Number 592-56-SM.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted March 5, 1957 under Calendar Number 592-56-SM be reopened and amended so as to include the metal pans as herein described for use with the approved system, on condition that the requirements of the resolution adopted March 5, 1957 under Calendar Number 592-56-SM be complied with and further that only incombustible acoustical pads shall be used with the metal pans.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 88-57-SM

**APPLICANT**—Ludowici-Celadon Company, owner—exterior veneering material.

### APPEARANCES—

For Applicant: J. E. Rokaw and G. E. Hecker.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 88-57-SM—Ludowici-Celadon Co., New York City, filed for approval of the material known as Nailon Brick under the provisions of the Veneering Rules of the Board.

**USE:** An exterior veneering material.

**DESCRIPTION:** The material is a hard burned clay product  $2\frac{1}{2}" \times 11\frac{1}{2}" \times \frac{7}{8}"$  in size and the weight is 9 lbs. per sq. ft. The clay product is provided with four nail holes for nailing the clay product to a back-up material. The nails used to attach the clay product are 11 gauge,  $1\frac{1}{8}$  inches long and are non-corrosive.

In installation, the clay product is nailed to a wood surface with at least two nails of a size as herein described and when the brick veneer is installed all joints are pointed with a cement mortar.

**INSPECTION AND TEST:** The absorption of the clay product is less than 5% which is well below the 17% allowed under A.S.T.M. C62-49.

**RECOMMENDATION:** The committee on Test recommends the approval of the material known as Nailon Brick for voluntary use in New York City, on condition that the clay product shall be applied to wood surfaces only; that the nails used in attaching the clay product to the wood backing shall be as herein described, that the use of this material shall comply with the requirements of the Veneering Rules of the Board and the requirements of Section 26-439.0 Administrative Building Code and further that all shipments of this material shall be stamped or labeled

"approved by the Board of Standards and Appeals for use in New York City under Calendar Number 88-57-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 137-58-SM

**APPLICANT**—American Fabricators Co., owner—change of ownership.

### APPEARANCES—

For Applicant: Sigvart L. Johnson.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 137-58-SM—Amendment to resolution as to change of ownership.

American Fabricators Company requested, by filing an affidavit, that the resolution adopted July 6, 1960 under Calendar Number 137-58-SM be reopened and amended so as to show a change of ownership.

**USE:** Laminated structure for timber construction.

**DESCRIPTION:** There has been no change in the material or the method of Construction.

**RECOMMENDATION:** The Committee on Test recommends, on the basis of the affidavit submitted by the American Fabricators Company, showing the transfer of ownership from Bellingham Shipyards Company, to American Fabricators Company, that the resolution adopted July 6, 1960 under Calendar Number 137-58-SM be reopened and amended so as to show a change of ownership; new owner-manufacturer being American Fabricators Company, on condition that the requirements of the resolution adopted July 6, 1960 under Calendar Number 137-58-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 227-58-SM

**APPLICANT**—National Gypsum Co., owner—additional acoustical tile.

### APPEARANCES—

For Applicant: John K. Hovind.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 227-58-SM—Amendment to resolution as to additional size acoustical tile.

National Gypsum Company requested that the resolution adopted May 3, 1960 under Calendar Number 227-58-SM



# MINUTES

be reopened and amended so as to include additional sizes of Gold Bond Solitude Acoustical Grid Panels.

USE: Incombustible acoustical ceiling tile or panel.

DESCRIPTION: The requested panels are manufactured of the same material (mineral wool, wood fibers and suitable binder) as the approved panel. The difference being in the size, the requested size being  $23\frac{3}{4}$ " x  $23\frac{3}{4}$ " x  $\frac{5}{8}$ " and  $23\frac{3}{4}$ " x  $47\frac{3}{4}$ " x  $\frac{5}{8}$ ". The panels have a perforated surface.

INSPECTION AND TEST: A panel was tested at Armour Research Foundation in accordance with the requirements of Federal Specifications SS-A-118b and was found to be incombustible. The report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted May 3, 1960 under Calendar Number 227-58-SM be reopened and amended so as to include the additional size Gold Bond Solitude acoustical Grid Panels;  $23\frac{3}{4}$ " x  $23\frac{3}{4}$ " x  $\frac{5}{8}$ " and  $23\frac{3}{4}$ " x  $47\frac{3}{4}$ " x  $\frac{5}{8}$ ", on condition that the requirements of the resolution adopted May 3, 1960 under Calendar Number 227-58-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 72-59-SM

APPLICANT—Armstrong Cork Co., owner—additional form of construction.

### APPEARANCES—

For Applicant: M. A. Gensler.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 72-59-SM—Amendment to resolution as to additional form of construction.

Armstrong Cork Company, New York, requested that the resolution adopted June 2, 1959 and amended through February 2, 1960 under Calendar Number 72-59-SM be reopened and amended so as to include an additional form of construction.

USE: The material is to be used as a four hour fire resistive ceiling and floor construction.

DESCRIPTION: The material is a mineral wool acoustical tile,  $\frac{3}{4}$ " in thickness used in conjunction with an assembly consisting of concrete topping over cellular-steel floor units supported by a steel beam with ventilating ducts, covered recessed light fixtures and protected with a ceiling of the  $\frac{3}{4}$ " tile.

The cellular units are formed of 18 gauge top sheet and 16 gauge bottom sheet. The bottom sheets of the unit are provided with hanger tabs which are used for the attachment of ceiling and duct hangers; these tabs are located in the section between the cells, spaced 6 inches on center and measure  $1\frac{1}{2}$  inches long,  $\frac{3}{4}$  inches wide and with a  $1\frac{1}{32}$  inch diameter hole at the free end.

The light fixture protector box is formed of  $\frac{5}{8}$  inch pieces of the acoustical tile. The box is approximately 4 feet long by 2 feet wide by  $5\frac{1}{2}$  inches high. The pieces of tile forming the box are held together with 8d common nails spaced 4 to 6 inches on centers and driven in at approximately a 45 degree angle.

The ventilating ducts are constructed of 20 and 22 gauge steel,  $18\frac{1}{8}$  inches wide by  $8\frac{1}{4}$  inches high and provided with a 12 inch diameter air outlet, access door, damper assembly and a diffuser. The damper plate for the outlet is of 14 gauge steel, 14 inches square and protected on both faces with  $\frac{1}{4}$  inch asbestos paper attached with adhesive. The plate is attached to the duct with two bolts and two hinges and provided with a U.L. rated 3 lb. 160°F fusible link.

In construction, the steel units are welded to the steel supports on 6 to 12 inch centers and concrete is then poured to a depth of  $2\frac{1}{2}$  inches over the top plane of the steel floor units.

The hangers for the support of the  $1\frac{1}{2}$  inch channels are then connected to the hanger tabs in the steel floor units on 48 inch centers. The channels were then placed in such position that the bottom leg is  $15\frac{3}{4}$  inches below the steel floor and spaced to straddle the rows of the fixture protective boxes with additional channels. Two "U" shaped hangers for each fixture are placed 36 inches on center and are attached with brackets that hood over and are bolted to the  $1\frac{1}{2}$  inch channels.

The light fixture protector boxes are installed on 6 foot centers. The boxes are held in place by bolts holding the fixture hangers.

The air ducts are installed with hanger straps spaced 48 inches on centers, bolted to the floor units hanger tabs and attached to the ducts with  $\frac{3}{4}$  inch number 10 sheet metal screws. The screws are placed one at the vertical center and two on the bottom of the duct per strap. The ducts are positioned  $4\frac{5}{8}$  inches clear below the floor units and the bottom of the duct opening is  $17\frac{3}{4}$  inches below the floor unit.

The main runners are attached, by clips, to the  $1\frac{1}{2}$  inch channels. The clips are formed to fit the "T" shape of the main runners.

The tile is then installed, supported by the clips in the kerfs of the tile and by the tongue and grooves.

INSPECTION AND TEST: A floor and ceiling construction as herein described was tested at the Underwriters' Laboratory under the provisions of Sections C26-599.0 and C26-609.0 Administrative Building Code and successfully met the requirements of a four hour fire resistive floor and/or roof construction. The Underwriters' report Retardment R4177-5 is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted June 2, 1959 under Calendar Number 72-59-SM be reopened and amended so as to include the additional form of construction, as herein described, as a four hour fire resistive floor and/or roof construction for use in New York City under the provisions of Section C26-239.0 Administrative Building Code under the following condition; that the hangers for the ducts be spaced not more than 48 inches on center; that the air duct openings shall not be greater than 125 square inches in each 100 square feet of ceiling area; that the damper be held with a U.L. listed fusible link; that the recessed light fixtures shall not exceed 25 square feet per 100 square feet of ceiling area; that all electrical work shall comply with the Electrical Code of the City of New York and further that all plans submitted to the Department of Building showing the proposed use of the construction shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 72-59-SM and all cartons in which the tile is marketed shall be similarly marked.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.



# MINUTES

## 470-59-SM

APPLICANT—Lancaster Chemical Corporation, owner.

### APPEARANCES—

For Applicant: Carlton H. Bascom.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

470-59-SM—Lancaster Chemical Corporation, Carlstadt, New Jersey, filed for approval of the material known as Mollistone under the provision of Section C26-191.0 Administrative Building Code.

USE: A topping for use as a wearing surface.

DESCRIPTION: The material is a topping to be used on top of a concrete slab. The material is a mixture of Epoxy resins, Flexibilizers and Marble Chips; the exact proportions of which are of a proprietary nature. The three ingredients are factory mixed and packaged in sealed containers. When the material arrives at the job site it is applied to the concrete slab to the thickness desired.

INSPECTION AND TEST: Tests were conducted by the Haller Testing Laboratory. The tests were an impact test and a shear test and it was noted that the concrete slab with the Mollistone topping withstood higher impact loads than the plain concrete slab and in the shear test it was noted that the topping indicated a bending but a firm bond to the base material. The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Mollistone and also known as Duralan for voluntary use in New York City as a flooring material under the provisions of Section C26-667.0.4 Administrative Building Code, on condition that the topping shall not be considered as part of the structural slab and further that the containers in which the material is marketed shall be labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 470-59-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 568-59-SM

APPLICANT—Johns Manville Sales Corp., Building Products Div., owner—change of ownership.

### APPEARANCES—

For Applicant: H. O. McElyea and H. H. Faunce.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

568-59-SM—Amendment to resolution as to change of ownership.

Johns Manville Sales Corp., Building Products Division, requested by filing an affidavit, that the resolution adopted December 1, 1959 under Calendar Number 568-59-SM be reopened and amended so as to show a change of ownership.

USE: Incombustible acoustical tile.

DESCRIPTION: There has been no change in the material used or the method of manufacturing of the tile.

RECOMMENDATION: The Committee on Test recommends on the basis of the affidavit submitted by the Johns Manville Sales Corp., Building Products Division, showing that the assets of the F. E. Schundler & Co., Inc., were acquired by the Johns Manville Sales Corp., Building Products Divisions, that the resolution adopted December 1, 1959 under Calendar Number 568-59-SM be reopened and amended so as to show a change of ownership, new owner-manufacturer being Johns Manville Sales Corp., Building Products Division, on condition that the requirements of the resolution adopted December 1, 1959 under Calendar Number 568-59-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolutions in accordance with the above report.

## 895-59-SA

APPLICANT—Ames Iron Works, Incorporated, owner.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

895-59-SA—Ames Iron Works, Inc., Oswego, N. Y., filed for approval of the Amesteam Generator Oil-Gas Combination, Models AA-154 to AA-6004 under the provisions of the Oil Burner Rules of the Board and Article 12, Administrative Building Code.

USE: Gas or oil fired steam and hot water boilers for industrial or commercial use.

DESCRIPTION—Type AA Amesteam Generators, Oil-Gas Combination are designed for use as an integral part of a heating unit and are designed for operating pressures from 15 to 250 psi and from 10 to 600 HP.

The Generator consists of the Furnace, Tubes, Burner, Accessories and Safety Controls.

The furnace is of steel, plain cylindrical, fusion welded throughout; all joints are X-rayed and stress relieved in accordance with the requirements of the ASME Boiler Code.

The Tubes are of steel, arranged in two concentric rows around Furnace. The Tube Ends are rolled and beaded.

The Refractories used in the Burner Head lining and Ignition Ring are cold-set plastic type and the Rear Baffle is also a cold-set, plastic type installed in a pan shaped metal container which provided a one piece Baffle.

The Shell of the Generator is completely insulated with a minimum of 1½" Fiberglas or equal and then covered with a metal Jacket.

The Main Burner is a "Combination" Type suitable for burning of Gas or Light Oil in sizes up to and including 600 HP and Heavy Oil-Gas Combination in sizes from 50 to 600 HP. The Oil Burner Nozzle is a mechanical atomizing type on Light Oil-Gas Combination Generators up to 70 HP and Air Atomizing for larger light oil and ALL Heavy Oil-Gas Combination Units. The Gas Burner is of the low pressure conventionally designed. On all these "Combination" Fired Units, a Gas or Light Oil Pilot is provided. The component parts are a combination of those used on Straight Oil Fired or Straight Gas Fired Units, and only one fuel can be burned at a time. Oil preheaters shall be of approved type.



# MINUTES

The Blower and Housing are of welded steel construction. A 3600 RPM Motor is provided in connection with the Blower.

The electrical controls, with the exception of Motor Starters and Pressuretrols, are mounted in a metal Panel Box with hinged cover at the side of the Generator. Motor Starters and Pressuretrols are externally mounted in convenient position.

The Low Water Cut-Off is dual type consisting of an electrode mounted in the top of the Boiler Shell and a float switch mounted in the Water Column, connected in series and directly actuated by water level in the Boiler. In the event of low water, either switch will automatically stop the Burner which will not resume operation until the low water condition is corrected and until the low water relay button is reset manually. A flame failure electronic safety control is provided.

The Pump Control is actuated by the water level in the Boiler through a Float operated Switch mounted in the Water Column.

**INSPECTION AND TEST:** All data was examined by Ass't. Engr. G. F. Sklenarik.

The Amesteam oil-gas combination generators have been tested and approved by Underwriters' Laboratories, file MP1472.

**RECOMMENDATION:** The Committee on Test recommends the approval of the appliance known as Amesteam Generator Oil-Gas Combination, Models AA-154 to AA-6004, for use in New York City when installed in accordance with this report, the Oil Burner Rules of the Board and Article 12, Administrative Building Code, provided that each generator shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 895-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 896-59-SA

**APPLICANT**—Ames Iron Works, Incorporated, owner.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:  
896-59-SA—Ames Iron Works, Inc., Oswego, N. Y., filed for approval of the appliance known as Amesteam Generator Gas Fired Models AA-154 to AA-6004 under the provisions of Article 12, Administrative Building Code.

**USE:** Gas fired steam and hot water boilers for industrial and commercial use.

**DESCRIPTION:** Type AA Amesteam Generators, Gas Fired, are designed for use as an integral part of a heating unit and are designed for operating pressures from 15 to 250 psi and from 10 to 600 HP.

The Generator consists of the Furnace, Tubes, Burner, Accessories and Safety Controls.

The Furnace is of steel, plain cylindrical, fusion welded throughout; all joints are X-rayed and stress relieved in accordance with the requirements of the ASME Boiler Code.

The Tubes are of steel, arranged in two concentric rows around Furnace. The Tube Ends are rolled and beaded.

The Refractories used in the Burner Head lining and Ignition Ring are cold-set plastic type and the Bear Baffle is also a cold-set, plastic type, installed in a pan shaped metal container which provided a one piece Baffle.

The Shell of the Generator is completely insulated with a minimum of 1½ inches Fiberglas or equal and then covered with a metal Jacket.

The Main Burner is of the low pressure type of conventional design and the pilot Burner, operating during ignition period, only, is also of the low pressure type.

The Blower and Housing are of welded steel construction. A 3600 RPM Motor is provided in connection with the Blower.

Electrically operated automatic Shut-Off Valve, manual Shut-Off Valve and other safety devices to shut down the Unit in case of low gas pressure or Blower failure are standard equipment with the Unit.

The electrical controls, with exception of Motor Starters and Pressuretrols, are mounted in a metal Panel Box with hinged cover at the side of the Generator. Motor Starters and Pressuretrols are externally mounted in convenient position.

The Low Water Cut-Off is dual type consisting of an electrode mounted in the top of the Boiler Shell and a float switch mounted in the water column, connected in series and directly actuated by water level in the Boiler. In the event of low water, either switch will automatically stop the Burner which will not resume operation until the low water condition is corrected and until the low water relay button is reset manually. A flame failure electronic safety control is provided.

The Pump Control is actuated by the water level in the Boiler through a float operated switch mounted in the Water Column.

**INSPECTION AND TEST:** All data was examined by Ass't. Engineer G. F. Sklenarik.

The Amesteam Gas Fired Generators have been tested and approved by Underwriters' Laboratories, File MP1472. **RECOMMENDATION:** The Committee on Test recommends the approval of the appliance known as Amesteam Generator Gas Fired Models AA-154 to AA-6004 for use in New York City when installed in accordance with this report and the requirements of Article 12 Administrative Building Code provided that each generator shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 896-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 52-60-SA

**APPLICANT**—H. C. Little Burner Company, Incorporated owner. J. A. Arnao, agent.

**APPEARANCES**—

For Applicant: Charles Tisch.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:  
52-60-SA—H. C. Little Burner Co., Inc., San Rafael, California, filed January 25, 1960 for approval of the appliance known as H. C. Little Series 200, 300 and Special, for use



# MINUTES

in New York City under the provisions of Article 12, Administrative Building Code.

USE: Automatic storage gas water heater.

DESCRIPTION: The Series 200 Model water heaters are all floor type vertical tank package units made up of a heavy gauge steel tank, either glass lined or galvanized, heavy duty blanket of fiberglass insulation encases the sides, tops and combustion chamber walls of the heater. The outer jacket is of cold rolled steel finished in a hard baked enamel. All models employ a circle-of-flame annular pressed steel burner. The heaters have a serpentine flue baffle; on glass-lined models only, there are HYDRA-VANES connected at intervals to the serpentine flue. The controls are 100% safety type that shuts off all gas if pilot flame is extinguished. The extruded oversize magnesium rod is standard equipment on glass-lined model; optional on galvanized tank. An extra long drop tube carries incoming cold water down into "heating zone" of tank. Each heater is supplied with a drain cock.

The Series 300 is identical to the Series 200 with the following exceptions: There are no HYDRO-VANES on the serpentine flue, and the BTU input differs. In addition the Series 300 has a two-temperature operation.

The Special Series Model is basically the same as the Series 200 and Series 300 with the following exceptions:

This Model employs a heavy steel tank, zinc galvanized and does not have a glass-lined tank. A heat conductor, located in the flueway, conducts burned gases to side of flue.

The capacities of the various water heaters are as follows:

| Model    |              | Tank Size Gallons | Recovery<br>GPH<br>100°F<br>Rise | BTU<br>Input<br>per hour |
|----------|--------------|-------------------|----------------------------------|--------------------------|
| 220G-C   | Natural &    | 20                | 21.0                             | 25,000                   |
| 220-C    | Mixed        | 20                | 21.0                             | 25,000                   |
| 230RG-C  |              | 30                | 33.6                             | 40,000                   |
| 230R-C   |              | 30                | 31.1                             | 37,000                   |
| 240RG-C  |              | 40                | 33.6                             | 40,000                   |
| 240R-C   |              | 40                | 31.1                             | 37,000                   |
| 250RG-C  |              | 50                | 42.0                             | 50,000                   |
| 250R-C   |              | 50                | 33.6                             | 40,000                   |
| 320G-C   |              | 20                | 21.0                             | 25,000                   |
| 320-C    |              | 20                | 21.0                             | 25,000                   |
| 330G-C   |              | 30                | 27.7                             | 33,000                   |
| 330-C    |              | 30                | 27.7                             | 33,000                   |
| 340G-C   |              | 40                | 27.7                             | 33,000                   |
| 340-C    |              | 40                | 27.7                             | 33,000                   |
| 350RG-C  |              | 50                | 42.0                             | 50,000                   |
| 350      | Manufactured | 50                | 33.6                             | 40,000                   |
| 350      | Natural &    | 50                | 42.0                             | 50,000                   |
| 350      | Mixed        | 50                | 42.0                             | 50,000                   |
| 350      | Manufactured | 50                | 33.6                             | 40,000                   |
| SPECIAL  |              |                   |                                  |                          |
| LS 20-C  | Natural &    | 20                | 21.0                             | 25,000                   |
| LS 30-C  | Mixed        | 30                | 27.7                             | 33,000                   |
| LS 40-C  |              | 40                | 27.7                             | 33,000                   |
| LS 50R-C |              | 50                | 42.0                             | 50,000                   |
| LS 50R-C | Manufactured | 50                | 33.6                             | 40,000                   |

Models 220G-C, 230RG-C, 240RG-C and 250RG-C approved for operation at outlet water temperature of 180°F.

Model 320G-C also approved under Model LS20-C.

Model 330-C also approved under Model LS30-C.

Model 340-C also approved under Model LS40-C.

Model 350R-C also approved under Model LS50R-C.

These heaters are identical in construction to the basic heater except for color of paint and trim.

Approval is extended to the liquefied petroleum and LP gas-air models.

All water heaters listed in this report are to be connected to a legal chimney or flue, in accordance with Article 12, Administrative Building Code.

INSPECTION AND TEST: All data was examined by Asst. Architect T. W. Farricker.

These water heaters have been tested and approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as H. C. Little Series 200, 300 and Special, for use in New York City under the provisions of Article 12, Administrative Building Code, provided that each water heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 52-60-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 55-60-SA

APPLICANT—Ames Iron Works, Incorporated, owner.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker. .... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

55-60-SA—Ames Iron Works, Inc., Oswego, N. Y., filed for approval of the appliance known as Amesteam Generator Oil Fired, Models AA-154 to AA-6004, under the provisions of the Oil Burner Rules of the Board.

USE: Oil fired steam and hot water boilers for industrial and commercial use.

DESCRIPTION: Type AA Amesteam Generators, Oil Fired, are designed for use as an integral part of a heating installation, and are designed for operating pressures from 15 to 250 psi and from 10 to 600 HP.

The Generator consists of the Furnace, Tubes, Burner accessories and safety controls.

The Furnace is of steel, plain cylindrical, fusion welded throughout; all joints are X-rayed and stress relieved in accordance with the requirements of the ASME Boiler Code.

The Tubes are of steel, arranged in two concentric rows around Furnace. The Tube Ends are rolled and beaded.

The Refractories used in the Burner Head lining and Ignition Ring are cold-set plastic type and the Rear Baffle is also a cold-set plastic type installed in a pan shaped metal container which provides a one piece Baffle.

The Shell of the Generator is completely insulated with a minimum of 1½ inches Fiberglas or equal and then covered with a metal Jacket.

The main burner on sizes of 10 HP to 70 HP burns light fuel oil and is of the pressure atomizing type. On larger sizes a heavy oil burner or light oil burner of the air atomizing type may be used. Both light oil burning and gas burning pilots are available. Light oil pilot is mechanical pressure atomizing and gas pilot is a low pressure gas nozzle. These pilots are on only during the ignition period. On all generators burning heavier grade of fuel oil either approved electric or approved steam or hot water oil pre-heater or a combination of both are used.

The Blower and Housing are of welded steel construction. A 3600 RPM Motor is provided in connection with the Blower.

The electrical controls, with exception of Motor Starters and Pressuretrols are mounted in a metal Panel Box with hinged cover at the side of the Generator. Motor Starters and Pressuretrols are externally mounted in convenient position.



# MINUTES

The Low Water Cut-Off is dual type consisting of an electrode mounted in the top of the Boiler Shell and a float switch mounted in the Water Column connected in series and directly actuated by water level in the Boiler. In the event of low water either switch will automatically stop the Burner which will not resume operation until the low water condition is corrected and until the low water relay button is reset manually. A flame failure electronic safety control is provided.

The Pump Control is actuated by the Water level in the Boiler through a float operated switch mounted in the Water Column.

**INSPECTION AND TEST:** All data was examined by Ass't. Engineer G. F. Sklenarik.

The Amesteam oil fired generators have been tested and approved by the Underwriters' Laboratories, file MP1472. **RECOMMENDATION:** The Committee on Test recommends the approval of the appliance known as Amesteam Generator Oil Fired, Models AA-154 to AA-6004 for use in New York City when installed in accordance with this report, the Oil Burner Rules of the Board and Article 12, Administrative Building Code, provided that each generator shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 55-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 121-60-SA

**APPLICANT**—Victor Manufacturing & Distributing Co., owner; Samuel Kleinman, agent.

**APPEARANCES**—

For Applicant: Samuel Kleinman.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 121-60-SA—Victor Manufacturing & Distributing Co., Hartford, Conn., filed for approval of the appliance known as Victor Gas Conversion Burners, Models GC4553 and GS4552, under the provisions of Article 12, Administrative Building Code.

**USE:** Gas burners for converting coal fired ranges.

**DESCRIPTION:** The Victor Gas Conversion Burners are made of porcelainized cast iron with raised drilled ports and are of the atmospheric type with adjustable air intake. They are designed for installation in the fire box of ranges after removal of the grate, brick lining and water back if its use will be discontinued.

The maximum input for both burners is 45,000 BTU per hour with natural, manufactured or mixed gas.

The Model GC4553 has 4 rows of #39 drilled ports, 38 in each row. The Model GS4552 has 204 #37 drilled ports symmetrically spaced in the burner head.

Each burner is provided with a thermo-static control, safety pilot and 100% automatic gas shut off valve. It is equipped with a blocked flue limit control.

**INSPECTION AND TEST:** All data was examined by Ass't. Engr. G. F. Sklenarik.

These burners were tested and approved by the American Gas Association.

**RECOMMENDATION:** The Committee on Test recommends the approval of the appliance known as Victor Gas Conversion Burners, Models GC4553 and GS4552, for use in New York City when installed in ranges legally vented in accordance with Article 12, Administrative Building Code and when installed in accordance with this report and the manufacturer's instructions, provided that each burner shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 121-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 124-60-SM

**APPLICANT**—Kings Bronze Co., Inc., owner.

**APPEARANCES**—

For Applicant: Michael Rizza.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 124-60-SM—Kings Bronze Co., Inc., Port Washington, N. Y., filed for approval of the material known as Kings Bronze Co. Aluminum Double Hung Window, Series DHA-3, under the provisions of Sections C26-88.0 and C26-650 Administrative Building Code.

**USE:** The windows will be used in locations not requiring a fire resistive opening protective assembly.

**DESCRIPTION:** The window is made of extruded 6063 ST-5 aluminum alloy throughout. Frame thickness is .94 inch, sill thickness .125 inch and sash thickness .094 inch.

All hardware is drop forged brass, chrome plated. Window cleaners bolts are drop forged stainless steel and approved by the State Labor Department.

Anchors for attaching window into masonry opening are of steel, 2 inches wide, 12 gage in thickness.

**INSPECTION AND TEST:** Details of construction were examined by Ass't. Engr. G. F. Sklenarik. The material was tested at the New York Testing Laboratories for combustibility in accordance with the requirements of Section C26-88.0 and met the requirements.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as Kings Bronze Co. Aluminum Double Hung Window, Series DHA-3, for use in New York City under the provisions of Section C26-650.0 Administrative Building Code, on condition that the window shall not be used in locations requiring a fire resistive opening protective assembly and further that the window shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 124-60-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.



# MINUTES

## 440-60-SM

APPLICANT—Pioneer Fireproof Door Corporation, owner.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

440-60-SM—Pioneer Fireproof Door Corporation, Mount Vernon, N. Y., filed for approval of the material known as Pioneer Three Hour Firedoor under Section C26-660.0 Administrative Building Code and the provisions of the Rules for Inspection of Opening Protective Assemblies.

USE: A three hour fire resistive opening protective assembly.

DESCRIPTION: The doors are hollow metal doors of the flush design swinging in pairs, designed for an opening 80 inches wide by 84 inches in height, equipped with full mortise hinges and a single point later. The active door is provided with a  $\frac{3}{4}$  inch latch bolt and the inactive door is provided with flush mounted top and bottom bolts. The hardware on each door consisted of three  $4\frac{1}{2}$  inch full mortise steel hinges and they are secured to the door and the frame by means of machine screws.

The exterior face sheets of the door are of 18 gauge steel, the bottom and top closure are 16 gauge steel channels having  $\frac{3}{4}$  inch legs.

The stiffeners are made of 18 gauge steel in the form of a hat section and are 4 inches in overall width and are spaced a maximum of 6 inches apart and are spot welded to the door faces, 5 inches on centers.

The doors are insulated with 6 ply air cell asbestos throughout.

A more complete description of the door is contained in the construction drawings 1 to 8 inclusive, contained in the Underwriters' Laboratories Report Retardant No. 3367-2, dated September 28, 1959, which is on file with and is part of the record.

INSPECTION AND TEST: A pair of doors were tested at the Underwriters' Laboratory in accordance with the requirements of Section C26-610.0 Administrative Building Code and successfully met the requirements of the fire test as set forth under Section C26-610.0 and the hose stream test as set forth under Section C26-586.0 Administrative Building Code.

The report of the fire and hose stream tests are on file with and are part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Pioneer Three Hour Firedoor for use in New York City under the provisions of Section C26-660.0 Administrative Building Code when constructed as herein described, on condition that the requirements of the Rules for Inspection of Opening Protective Assemblies are complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 528-60-SA

APPLICANT—Morris Kweller for Kling "100" Corporation, owner.

### APPEARANCES—

For Applicant: Morris Kweller.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

528-60-SA—M. Kweller for Kling "100" Corp., Franklin Park, Illinois, filed for approval of the appliance known as Kling Dry Cleaning Machine, 30 lb., 50 lbs., 75 lb., and 110 lb., Single Bath and Two Bath, under the provisions of the Board's Rules Covering Dry Cleaning Establishments.

USE: A dry cleaning machine designed for use with perchlorethylene, an incombustible cleaning solvent.

DESCRIPTION: The Kling Dry Cleaning Machine is made in 30, 50, 75 and 110 pound sizes and of the single bath or two bath type. The washer basket is made of  $\frac{1}{8}$  inch stainless steel and is made in two compartments which are fitted with cast aluminum loading doors. The machine housing is of  $\frac{1}{4}$  inch steel, hot dipped galvanized with front and back reinforced with  $\frac{3}{4}$  inch steel plates for the bearings and the two solvent storage tanks, which form the base of the unit, are reinforced with channels. The storage tanks are enclosed, self-contained units.

The outer loading door, which is sized to permit entry to one compartment door at a time, must be closed on start-up and is automatically locked by air pressure when the machine is turned on and cannot be opened until the machine stops. An air operated Rockwell-Standard brake is provided on the machine.

The two bath machine is the same as a single bath machine except that a tubular type filter is mounted on one side of the machine and with it are added a Marlow pump, a dump valve, a by-pass valve and two sets of timer cams.

During the cleaning cycle, the timer can be set for a wash cycle varying from 1 to 30 minutes usually 10 to 15 minutes with a subsequent 45 second drain period, 4 minutes extraction period, 1 minute slow down period, 4 minute rinse period, 45 second drain period, 4 minute extraction and  $1\frac{1}{2}$  minutes to stop the unit.

The timer is fully air operated by 6 Schrader air valves actuated by 6 cams. The first cam is for the washer motor, the second for the solvent by-pass valve, the third for the solvent dump valve, the fourth for extraction, the fifth for the clear rinse by-pass valve and the sixth for the clear rinse dump valve. The timer operates on 45 psi air pressure. It has a water separator, pressure regulator and an oiler in the air line. Compressed air is supplied from a separately installed ASME design compressor operating at not over 65 psi.

The machine will not operate when the outer door is open as an air limit switch cuts all air from the timer when the door is open. The timer is pulled by the washer motor through a 900 to 1 Boston Gear Reducer.

The pumps are controlled by manually operated electric switches.

An exhaust duct is provided for venting the equipment.

These machines are usually installed with steam heated tumbler reclaimers and solvent stills in which case this added equipment is to be of approved type.

INSPECTION AND TEST: A 50 lb. Kling machine was inspected at 110-12 Liberty Avenue, Queens, by Asst. Engr. G. F. Sklenarik and Mr. M. Kweller.

The wash basket was 36" by 20" with a calculated capacity of approximately 35 lbs. based on 2.8 lbs. per cubic foot.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Kling Dry Cleaning Machine 30, 50, 75 and 110 lbs.—single bath and two bath—for use in New York City with perchlorethylene solvent when installed in accordance with this report and the Board's Rules Covering Dry Cleaning Establishments and the Electrical Code of the City of New York and provided that each machine shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals



# MINUTES

for use in New York City under Calendar Number 528-60-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 688-56-SM

APPLICANT—Galliano F. Angeli, owner—plumbers setting ring.

APPEARANCES—

For Applicant: Galliano Angeli.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 85-57-SM

APPLICANT—Zonolite Company, owner.

SUBJECT—Application January 22, 1957—Zonolite Acoustical Plastic (as fire retardant on steel floor and beam), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 138-57-SM

APPLICANT—Chicago Mastic Co., owner.

SUBJECT—Application January 29, 1957—CMC No. 77 Ceramic Tile Cement.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 140-57-SM

APPLICANT—Einar Nordemo, owner.

SUBJECT—Application February 7, 1957—Nordcarlos Ball Valve Construction (water Faucet), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 145-57-SA

APPLICANT—Eisler Engineering Co., Inc., owner.

SUBJECT—Application January 31, 1957—Eisler Engineering Co., Inc. Gas Burner for Glass Blowing, Model B-27-OL, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 162-57-SM

APPLICANT—Structural Safety Service for Society Vitas, owner.

SUBJECT—Application February 21, 1957—Vitas Safety Door Lock, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 209-57-SM

APPLICANT—Edward Bostonian, Inc. for Electro Silva-King Corp., owner.

SUBJECT—Application February 27, 1957—Lumen Area Ceiling, (light diffuser), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 342-57-SM

APPLICANT—Plastic Appliance Co., owner.

SUBJECT—Appliance April 5, 1957—Philly Vent Alarms, Models 101 and 104 (for new Oil Burner installations), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 363-57-SM

APPLICANT—Nathan Deputy for Plastic Appliance Co., owner.

SUBJECT—Application April 5, 1957—Philly Vent Alarms, Model 204, (for old oil burner installations), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 367-57-SM

APPLICANT—George E. Strehan for Wilton Concrete Products, Inc., owner.

SUBJECT—Application April 18, 1957—Presto Block, Model Pacemaker, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0



# MINUTES

## 450-60-A

APPLICANT—Anthony A. Cocheo, for M L Homes Incorporated, owner.

SUBJECT—Application June 10, 1960—Filed pursuant to Section 36 Art. 3 of the General City Law re—building not fronting on mapped street—117th Street.

PREMISES AFFECTED—83-78 117th Street, west side, 225.18 feet north of 84th Avenue, Block 3321, Lot 271, Kew Gardens, Borough of Queens.

### APPEARANCES—

For Applicant: Anthony A. Cocheo.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 9, 1960 on N.B. Applic. 426-60, reads:

"1. 117th Street is not adopted on Final Maps—Building does not front on a mapped street and is therefore contrary to General City Law Art. 3, Section 36."

and  
WHEREAS, the applicant states that the plot is 25 feet by 74.11 feet in area, located in residence use, DD Area, class 1¼ height district, presently occupied with a two car garage; that it is proposed to demolish the garage and erect a semi-detached two story, one-family dwelling together with the adjoining premises for which an appeal is filed under Calendar Number 451-60-A; and

WHEREAS, the applicant states that M L Homes, Incorporated upon receipt of the title examination for the purchase of the aforesaid premises he discovered that the said 117th Street was not on the City Map; that because no provision was made in the contract of purchase for rejecting title on said basis, the purchaser was required to complete the transaction and pay the full consideration; that a physical inspection of the premises prior to the execution of the contract did not indicate that 117th Street was not on the City Map as there are seven dwellings fronting on said street bearing the street addresses: 83-68; 83-74; 83-75; 83-79; 83-83; 83-87 and 83-98 117th Street; that said street is open to traffic; marked one-way south; marked for parking on the east side only; has manholes; a sanitary sewer; utilities; street lights; curb cuts; sidewalks; that it is 23 feet wide from curb to curb; that hydrants are installed and is paved; that unless the owner of the premises is permitted to erect the proposed dwellings, they will suffer a severe hardship; that the erection of the said buildings will not in any way cause the City of New York any additional burdens as all required facilities as evidenced by the statements herein contained, exist in said street; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 9, 1960, acting on N.B. App. 426-60, Objection No. One be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law: and that the appeal be and it hereby is *granted on condition* that the work be done in accordance with drawings filed with this appeal dated June 10, 1960, 5 sheets; and on the further condition that, when the legal grades of the permanent street are established, any changes or adjustments required in connection with this property shall be paid for by the owner; that all laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy shall be obtained.

## 451-60-A

APPLICANT—Anthony A. Cocheo for M L Homes Incorporated, owner.

SUBJECT—Application June 10, 1960—Filed pursuant to Section 36 Art. 3 of the General City Law re—building not fronting on mapped street—117th Street.

PREMISES AFFECTED—83-80 117th Street, west side, 200.16 feet north of 84th Avenue, Block 3321, Lot 271, Kew Gardens, Borough of Queens.

### APPEARANCES—

For Applicant: Anthony A. Cocheo.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 9, 1960 on N.B. Applic. 427-60, reads:

"1. 117th Street is not adopted on Final Maps—Building does not front on a mapped street and is therefore contrary to General City Law Art. 3 Section 36."

and

WHEREAS, the applicant states that the plot is 25 feet by 74.11 feet in area, located in a residence use, DD area, class 1¼ height district, presently occupied with a two car garage; that it is proposed to demolish the garage and erect a semi-detached, 2 story one-family dwelling with adjoining plot for which an appeal is filed under Calendar Number 450-60-A; and

WHEREAS, the applicant states that M L Homes, Incorporated upon receipt of the title examination for the purchase of the aforesaid premises discovered that the said 117th Street was not on the City Map; that because no provision was made in the contract of purchase for rejecting title on said basis, the purchaser was required to complete the transaction and pay the full consideration; that a physical inspection of the premises prior to the execution of the contract did not indicate that 117th Street was not on the City Map as there are seven dwellings fronting on said street, bearing the street addresses: 83-68; 83-74; 83-75; 83-79; 83-83; 83-87 and 83-98 117th Street; that said street is open to traffic; marked one-way south; marked for parking on the east side only; has manholes; a sanitary sewer; utilities; street light; curb cuts; sidewalk; is 23 feet wide from curb to curb; that hydrants are installed and is paved; that unless the owner of the premises is permitted to erect the proposed dwellings they will suffer a severe hardship; that the erection of the said buildings will not in any way cause the City of New York any additional burdens as all required facilities as evidenced by the statement herein contained, exist in said street; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 9, 1960, acting on N.B. Applic. 427-60, Objection No. 1 be and it hereby is *modified* under the powers vested in the Board of Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the building conform to drawings filed with this application dated June 10, 1960, five sheets; and on the further condition that when the legal grades for the permanent street are established, any changes or adjustments required in connection with the property will be paid for by the owner; and that a Certificate of Occupancy shall be obtained.

## 466-60-A

APPLICANT—Leonard F. Rothkrug for Henry H. Jackson, owner; Messmore and Damon Incorporated, lessee.

SUBJECT—Application June 17, 1960—appeal from a decision of the Fire Commissioner, re—an order; automatic sprinkler system.

PREMISES AFFECTED—101-113 East 107th Street and 1461-1463 Park Avenue, northeast corner, Block 1635, Lot 1, Borough of Manhattan.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal denied.



# MINUTES

## THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox, and Commissioner Becker..... 4

## THE RESOLUTION—

WHEREAS, the decision and order of Fire Commissioner on Order No. 2305-9 issued June 9, 1960, reads:

"1. Install an approved, wet automatic sprinkler system throughout the building having at least one source of water supply, arranged and equipped as per Chapter 26, Article 16, Administrative Code.

NOTE: Plans to be filed with and approved by the Department of Buildings before work on such system is commenced."

and

WHEREAS, the applicant states that the building is 100 feet 11 inches by 192 feet 6 inches in area, 1 story, 30 feet high, of class 1 construction, located in business use, B area, class 1½ height district, built prior to 1940, now used and occupied since 1957: cellar—accessory scenery storage; 1st floor—manufacturing of theatrical scenery and office, 24 persons; contrary to Certificate of Occupancy #30034 issued November 12, 1943 against Alt. Applic. 1014-43; that the proposed use and occupancy will remain the same; and

WHEREAS, the applicant states that the building is on a corner lot; that there are remote means of egress to street frontages from all parts of the building; that Fire Department Records show that two permits are in existence, P-169-615 Refrigeration Permit; and U 147-817 covering spray booths, paints storage and air compressor; that the paints that are stored are as follows: 100 gallons of lacquer, 15 lbs. of oil paint; 25 lbs. of water odor; that no film is stored on the premises; that the business conducted is a factory rather than a storage warehouse; that the storage in the cellar is accessory to the factory use; that the scenery manufactured is treated so that it will not ignite nor actively support combustion; that therefore in view of the foregoing the applicant respectfully requests the granting of this appeal; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the appeal should not be granted.

Resolved, that the decision of the Fire Commissioner dated June 9, 1960, acting on Order #2305-9, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 504-60-A

APPLICANT—Peter S. Gluck for Uddeholm Company of America, Incorporated, owner.

SUBJECT—Application July 1, 1960—Appeal from an order and a decision of the Fire Commissioner—re discontinue use of Uddeholm Aktiebolag electric furnace not approved by Board.

PREMISES AFFECTED—22-14 37th Avenue and 37-16 23rd Street, southwest corner, Block 365, part of Lot 3, (formerly lot 24) Long Island City, Borough of Queens.

## APPEARANCES—

For Applicant: Peter S. Gluck, Richard J. Herrmann and G. Anderson.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the order and decision of the Fire Commissioner, dated June 2, 1960 on Order No. 3895-9, reads:

"1. Discontinue use of one electric furnace manufactured by Uddeholm Aktiebolag, and using dissociated ammonia, as same has not been approved by the Board of Standards and Appeals, C19-11.0, Administrative Code."

and

WHEREAS, the applicant states that the building is 56.8

feet by 100.7 feet in area, 1 story, 18 feet 6 inches high, of class 3 construction, located in unrestricted use, B area and class 1½ height district, built in 1927, now used and occupied since 1927; cellar—boiler room; 1st floor—factory, 8 persons; in accordance with Certificate of Occupancy No. 34233 issued December 16, 1927 against N.B. Applic. 10302-27; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the heat treatment operation is done in a 1 story, class 3 brick buildings, erected in 1927 and used as a factory ever since; that the Uddeholm Company purchased the property on June 2, 1949, and took occupancy in the fall of the same year; that previously the building was occupied by the Cole Laboratories, a chemical concern employing about 40 persons; that at present the heat treatment shop works around the clock; that in daytime, 8 persons are employed, but only 4 people work during each of the other two shifts; that the building is connected with 3 other buildings; that between 10 and 12 persons are engaged in these other buildings in steel cutting, stacking and sorting operations; that the process objected to by the Fire Department is the treatment of steel bands by dissociated ammonia in an electrically operated oven which was designed in Sweden and imported into this country in 1939; that the oven is similar in construction to about 30 or more ovens used in steel mills in Sweden; that in 1939 the furnace was provided with domestic control instruments; that it was installed in the Uddeholm Company's shop at 98 Front Street, Brooklyn, where it was used until 1949, when said shop was transferred to the Long Island City location; that no objection was raised by the Fire Department while bottled ammonia was used, when a 500 gallon overground tank was installed in 1959 in the company's yard which installation was approved, the electric oven was objected to because it had not been approved by the Board; that the furnace body is roughly 20 feet long, 51 inches wide and 41 inches high and it is mounted on two 15 inch I beams; that oven is enclosed in a steel plate and brick; that dissociated ammonia is introduced in the muffles from an American Gas Furnace Company built ammonia dissociator, approved by the Board under Calendar Number 577-53-SA; that the dissociated ammonia burns within the furnace during the steel hardening process; that the steel bands and strips used later for manufacturing of disposable surgical blades and razor blades, run through the muffles and are pulled through a watercooling unit before being wound on reels for a tempering process which is not subject of this appeal; that over the whole length and width of the oven a ventilating hood is mounted which takes out excess heat to the outer air by two 27 inch fans; that in addition to the two 27 inch fans, a 42 inch exhaust fan, mounted in the left rear skylight provides general ventilation for the whole workroom; that the oven is equipped with ellipsoid muffles running lengthwise across the oven are made of a single piece of seamless heavy gauge stainless steel; that dimensions of the muffle holes are 2½ inches by ½ inch; that the muffles extend a few inches at each end of the oven; that hardening is the purpose of the first stage of the heat treatment; that this is effected in the electric oven which is subject of the present appeal; that in order to prevent oxidation of the steel, ammonia (NH<sub>3</sub>) is used in dissociated state; that dissociated ammonia is introduced by low pressure through yellow painted pipes in the muffle tubes near the entrance ends of the steel strips; that inside the tubes the ammonia envelopes the running strips as a protective gas; that the dissociated ammonia does not enter any other part of the oven; that however, a contact of the ammonia with other parts of the oven would not create any dangerous condition since it would burn and dissipate; that dissociated ammonia used in the metallurgical industry for more than 30 years, and its application is considered safe; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner, dated June 2, 1960, acting on Order No. 3895-9 Objection No. One be and it hereby is *modified* and that the appeal



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be and it hereby is *granted on condition* that a heat sensing device be provided at the outlets from the muffler tubes and connected to a gas shut off valve so as to shut off the flow of dissociated ammonia in case the flame is extinguished and also an interlock be provided between the ventilating fans and the heating elements so that the oven cannot be operated unless the fans are working; that the building conform to drawings filed with this appeal dated July 1, 1960, five sheets; that all other laws, rules and regulations applicable shall be complied with; and that a Certificate of Occupancy shall be obtained.

## 519-60-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Steingut for Forty Fifth Street Accsociates, owner; 45 West 45th Street Corporation, lessee.

SUBJECT—Application July 8, 1960—Appeal from a decision of the Borough Superintendent—re Violation issued—re C. O. 7656.

PREMISES AFFECTED—41-47 West 45th Street, north side, 363 feet 9 inches east of Avenue of the Americas, Block 1261, Lot 16, Borough of Manhattan.

## APPEARANCES—

For Applicant: David I. Shivitz.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 1, 1960 on Violation No. 2147-59, reads:

"1—Changing use of above premises contrary to C.O. 7656 which states office use only, namely doing work of altering, cutting and editing picture film in rooms 503-507-600-605 and 1102 also the 16th floor. Remedy—Discontinue the unlawful use."

and

WHEREAS, the applicant states that the building is 81 feet by 100 feet in area, 16 stories, 190 feet 3 inches high, of class 1 construction, located in retail use, B area, class 2 height district built in 1923, now used and occupied since 1942: cellar—boiler room, storage and locker rooms, 5 persons; 1st floor—retail furniture store, 75 persons, mezzanine—office (part of store); 2nd to 16th floors—offices and accessory uses—75 persons each floor; substantially in accordance with Certificate of Occupancy No. 7656 issued January 1924 against N.B. Applic, 220-23; that the proposed use and occupancy will be the same; and

WHEREAS, violations were placed upon the premises by the Borough President, charging the use of various rooms thereat, contrary to Certificate of Occupancy #7656, which permits "offices"; that the violations state that the contrary use consist of "altering, cutting and editing picture films"; that the use complained of occurs in premises rented and used for offices by concerns related to television and motion pictures; that the complained of use is the editing of pictures and sound, by various methods; that this use is incidental and accessory to the primary use for offices; that in connection with the complained of use, specialized equipment is used, such as a sound synchronizer, manually operated, which is smaller than a telephone; that or a Moviola machine, no larger than the usual run of office equipment, which synchronizes the sound and the film on separate tracks before they are mixed, and shows an image of the picture, about 2 inches by 3 inches; that no film or tape is produced at any of these premises, both the sound tape and the film being physically produced elsewhere; that likewise, in each and every case, the actual, physical combining of the film and sound is done away from the premises; that all films used is safety film; that the issue here presented is whether the Borough Superintendent interpret the law correctly in issuing the violation in the first instance, and in concluding that cutting, editing and altering film constitutes manufacturing; that the use complained of is properly accessory to the use for offices and does not constitute a

change of occupancy, as contemplated by Section C26-185.0; that the work of synchronizing and editing, selecting, correcting, and revising music for synchronization with a picture is professional, artistic, or critical and not in the nature of manual or manufacturing work; that the performance of such professional tasks does not transform the use of the office in which they are carried out into a "non-office" use—certainly not a "factory" use; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions; and

WHEREAS, the Board finds that no present use in the building can be considered manufacturing.

*Resolved*, that the decision of the Borough Superintendent, dated July 1, 1960, acting on Violation No. 2147-59, Objection No. One be and it hereby is *revised* and that the appeal be and it hereby is *granted on condition* that all laws, rules and regulations applicable shall be complied with.

## 622-60-A

APPLICANT—Samuel Rosenblum for E. Waterman, owner.

SUBJECT—Application July 28, 1960—Appeal from a decision of the Fire Commissioner re—emergency elevator service.

PREMISES AFFECTED—245-249 West 27th Street, north side, 193 feet east of 8th Avenue, Block 777, Lot 15, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 28, 1960, reads:

"In response to your request for permission to have the Quick Response Service respond in the above captioned premises which is over 150 feet in height.

"You are informed that this department is without power to grant your request, but you may appeal to the Board of Standards and Appeals, within thirty days from date, from the decision expressed in this letter."

and

WHEREAS, the applicant states that the building is 75 feet by 98 feet 9 inches in area, 14 stories and penthouse, 159 feet 6 inches high, of class 1 construction, located in unrestricted use, B area, class 2 height district, built in 1925, now used and occupied since 1925 as follows: cellar—storage of furs, 2 persons; 1st floor—stores for fur dealers, 21 persons; 2nd floor—fur dyers, 15 persons; 3rd floor—pleating and stitching, 30 persons; 4th floor—manufacturing sportswear and ladies coats, 45 persons; 5th floor—manufacturing coats and fur manufacturing, 46 persons; 6th floor—manufacturing of handbags, furs and piano, 28 persons; 7th floor—sportswear and steel dies, 45 persons; 8th floor—manufacturing orlon coats and blouses, 85 persons; 9th floor—manufacturing orlon coats, 8 persons—10th floor—manufacturing sportswear and bristles, 40 persons; 11th floor—novelties and rugs, 11 persons; 12th floor—fur and textile manufacturing, 17 persons; 13th floor (known as 14th floor)—fur manufacturing and costume jewelry, 17 persons; penthouse—industrial diamonds, 4 persons; substantially in accordance with Certificate of Occupancy #10439 issued December 21, 1925 against N.B. Applic. 225/25; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the owner of these premises has entered into a contract with the Quick Response Service, service office located at 220 West 31st Street for their operation and maintenance of elevator operator service pursuant to Gen. Res. 630-56-GR that it is equipped with two exits, one interior stairway and one fire tower



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both fireproof enclosed; that it is also equipped with two-source automatic sprinkler system with central office connection; that the occupancy of the building is the usual type found in tenant factory buildings and may change from time to time; that they consist of fur dyers, coat and dress manufacturers, etc.; that the occupancy is less than that permitted by existing certificate of occupancy; that the elevators are of manual operation and will be maintained under the conditions specified in Gen. Res. Cal. No. 630-56-GR and will meet all the requirements thereof.

WHEREAS, the owner proposes to establish the Quick Response Service in accordance with the resolution of the Board adopted under Cal. No. 630-56-GR; that an elevator will be kept at the lobby level when the building is normally closed; and that power will be maintained at all times.

*Resolved*, that the decision of the Fire Commissioner, dated June 28, 1960 be and it hereby is *modified* and the appeal be and it hereby is granted on *condition* that the service shall be maintained in accordance with the requirements of Board's Resolution Cal. No. 630-56-GR; on further conditions that the building conforms with the drawings filed with this application marked received July 28, 1960, 2 sheets.

## 623-60-A

APPLICANT—Samuel Rosenblum for Congress Holding Corporation, owner.

SUBJECT—Application August 4, 1960—Appeal from a decision of the Fire Commissioner re—emergency elevator service.

PREMISES AFFECTED—15-17 West 36th Street, north side, 274 feet west of 5th Avenue, Block 832, Lot 32, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated July 11, 1960, reads:

"In reply to your request under date of June 27, 1960 concerning the above captioned premises, you are hereby informed that this department is without power to permit the elevators to be operated under the supervision of the Quick Response Service. Your request is therefore hereby denied.

You may however appeal to the Board of Standards and Appeals, 80 Lafayette Street, New York 13, New York, from the decision expressed in this letter, within 30 days from date."

and

WHEREAS, the applicant states that the building is 43 feet by 98 feet 9 inches in area, 16 stories, 211 feet high, of class 1 construction, located in business use, B area, class 2 height district, built in 1917, now used and occupied since 1917: cellar—storage for store, 2 persons; 1st floor—store, infants hats, 20 persons; 2nd floor—costume jewelry manufacturing, 20 persons; 3rd floor—umbrella manufacturing, 10 persons; 4th floor—gloves manufacturing, 6 persons; 5th floor—costume jewelry manufacturing, 15 persons; 6th floor—manufacturing maternity outfits, 25 persons; 7th floor—manufacturing blouses and beach wear, 26 persons; 8th floor—costume jewelry, 20 persons; 9th and 10th floors—manufacturing costume jewelry, 60 persons; 11th floor—manufacturing blouses, 35 persons; 12th and 13th floors—manufacturing hat blocks, 40 persons; 14th floor—manufacturing costume jewelry and artificial flowers, 60 persons; 15th floor—manufacturing artificial flowers, 20 persons; 16th floor—manufacturing costume jewelry, 50 persons; substantially in accordance with Certificate of Occupancy #365, issued May 1, 1917 against N.B. Applic. 340/16; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the owner of these premises has entered into a contract with the Quick Response Service, service office located at 220 West 31st Street for their operation and maintenance of elevator operator service pursuant to Gen. Res. 630-56-GR; that the building is equipped with two exits, one interior stairway, and one fire tower both fireproof enclosed; that it is also equipped with a two-source automatic sprinkler system with central office connection; that the occupancy of the building is the usual type found in tenant factory buildings and may change from time to time; that they consist of manufacturing of blouses, flowers, costume jewelry, etc.; that the occupancy is less than that permitted by existing certificate of occupancy; that the elevators are of manual operation, and will be maintained under the condition specified on Gen. Res. Cal. No. 630-56-GR, and will meet all the requirements thereof.

WHEREAS, the owner proposes to establish the Quick Response Service in accordance with the resolution of the Board adopted under Cal. No. 630-56-GR; that an elevator will be kept at the lobby level when the building is normally closed and that power will be maintained at all times.

*Resolved*, that the decision of the Fire Commissioner, dated July 11, 1960 be and it hereby is *modified* and the appeal be and it hereby is granted on *condition* that the service shall be maintained in accordance with the requirements of Board's Resolution Cal. No. 630-56-GR; on further conditions that the building conforms with the drawings filed with this application marked received August 4, 1960, 2 sheets.

## 624-60-A

APPLICANT—Samuel Rosenblum for Universal Holding Corporation, owner.

SUBJECT—Application August 4, 1960—Appeal from a decision of the Fire Commissioner—re Emergency elevator service.

PREMISES AFFECTED—148-152 West 37th Street, south side, 75 feet east of 7th Avenue, Block 812, Lot 69, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated July 11, 1960, reads:

"In reply to your request under date of June 27, 1960 concerning the above captioned premises, you are hereby informed that this department is without power to permit the elevators to be operated under the supervision of the Quick Response Service. Your request is therefore hereby denied."

and

WHEREAS, the applicant states that the building is 66 feet 11 inches by 98 feet 9 inches in area, 14 stories, 165 feet high, of class 1 construction, located in business use, B area, class 2 height district, built in 1923, now used and occupied since 1923: cellar—storage for stores supplies, 2 persons; 1st floor—shipping, trucking, restaurant, 50 persons; 2nd floor—cutting garments, 7 persons; 3rd floor—manufacturing dresses, 30 persons; 4th floor—manufacturing dresses, 7 persons; 5th floor—manufacturing dresses, 15 persons; 6th floor—sale piece goods, 6 persons; 7th floor—manufacturing dresses, 40 persons; 8th floor—manufacturing dresses, 10 persons; 9th floor—manufacturing dresses, 18 persons; 10th floor—manufacturing dresses, 17 persons; 11th floor—manufacturing dresses, 40 persons; 12th floor—manufacturing dresses, 20 persons; 13th and 14th floors—manufacturing dresses, 15 persons each floor; substantially in accordance with Certificate of Occupancy #7384 issued No-



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vember 28th, 1923 against N.B. Applic. 81-1923; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the owner of these premises has entered into a contract with the Quick Response Service, service office located at 220 West 31st Street, for their operation and maintenance of elevator operator service pursuant to Gen. Res. 630-56-GR; that the building is equipped with two exits, one interior stairway and one fire tower both fireproof enclosed; that it is also equipped with a two-source automatic sprinkler system with central office connection; that the occupancy is the usual type found in tenant factory buildings, and may change from time to time; that they consist mostly of dress manufacturers; that the occupancy is less than that permitted by the existing certificate of occupancy; that the elevators are of manual operation, and will be maintained under the conditions specified in Gen. Res. Cal. No. 630-56-GR, and will meet all the requirements thereof.

WHEREAS, the owner proposes to establish the Quick Response Service in accordance with the resolution of the Board adopted under Cal. No. 630-56-GR; that an elevator will be kept at the lobby level when the building is normally closed and that the power will be maintained at all times;

*Resolved*, that the decision of the Fire Commissioner, dated July 11, 1960 be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the service shall be maintained in accordance with the requirements of Board's Resolution Cal. No. 630-56-GR; on further conditions that the building conforms with the drawings filed with this application marked received August 4, 1960, 2 sheets.

## 625-60-A

APPLICANT—Samuel Rosenblum for Slayer-Forman Incorporated, owner.

SUBJECT—Application August 4, 1960—Appeal from a decision of the Fire Commissioner—re emergency elevator service.

PREMISES AFFECTED—555 8th Avenue, west side, 24 feet 6 inches south of West 38th Street, 304 West 38th Street, Block 761, Lot 37, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated July 11, 1960, reads:

"In reply to your request under date of June 27, 1960 concerning the above captioned premises, you are hereby informed that this department is without power to permit the elevators to be operated under the supervision of the Quick Response Service. Your request is therefore hereby denied."

and

WHEREAS, the applicant states that the building is 49 feet by 125 feet irregular in area, 23 stories, 256 feet 6 inches high, of class 1 construction, located in unrestricted use, B area, class 2 height district, built in 1926, now used and occupied since 1926 as follows: cellar—storage and boiler room, 3 persons; 1st floor—machine shop and trimming store, 22 persons; 2nd floor—coat manufacturer and belts, 38 persons; 3rd floor—manufacturing of coats, 20 persons; 4th floor—manufacturing buttons and dresses, 20 persons; 5th floor—manufacturing dresses and suits, 80 persons; 6th floor—manufacturing of dresses, 54 persons; 7th floor—

manufacturing dresses and novelties, 70 persons; 8th floor—embroidery, 25 persons; 9th floor—manufacturing dresses, 60 persons; 10th floor—dresses and sportswear, 91 persons; 11th floor—sportswear and belts, 22 persons; 12th floor—dress manufacturing and belts, 48 persons; no 13th floor; 14th floor—embroidery and pleating, 20 persons; 15th floor—dress manufacturing, 70 persons; 16th floor—dress manufacturing, 64 persons; 17th floor—dress manufacturing and sportswear, 60 persons; 18th floor—dress manufacturing and sportswear, 60 persons; 19th floor—ladies coat manufacturing, 30 persons; 20th floor—dress and ladies suits, 70 persons; 21st floor—dress manufacturing and pleating, 58 persons; 22nd floor—skirts and coats manufacturing, 55 persons; 23rd floor—dress manufacturing and novelties, 38 persons; 24th floor—dress manufacturing and embroidery, 55 persons; substantially in accordance with Certificate of Occupancy #11829 issued December 6, 1926 against N.B. Applic. 362-1925; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the owner of these premises has entered into a contract with Quick Response Service, service office located at 220 West 31st Street, for their operation and maintenance of elevator operator service pursuant to Gen. Res. 630-56-GR; that this building is equipped with two exits, one interior stairway, and one fire tower both fireproof enclosed; that it is also equipped with a two-source automatic sprinkler system with central office connection; that the occupancy of the building is the usual type found in tenant factory buildings and may change from time to time; that they consist of dress and ladies suits manufacturers, embroiderers, etc.; that the occupancy is less than that permitted by existing certificate of occupancy; that the elevators are of manual operation, and will be maintained under the conditions specified in Gen. Res. Cal. No. 630-56-GR; and will meet all the requirements thereof.

WHEREAS, the owner proposes to establish the Quick Response Service in accordance with the resolution of the Board adopted under Cal. No. 630-56-GR; that an elevator will be kept at the lobby level when the building is normally closed and that power will be maintained at all times.

*Resolved*, that the decision of the Fire Commissioner, dated July 11, 1960 be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the service shall be maintained in accordance with the requirements of Board's Resolution Cal. No. 630-56-GR; on further conditions that the building conforms with the drawings filed with this application marked received August 4, 1960, 2 sheets.

## 627-60-A

APPLICANT—Crinnion and Crinnion for M.J.P. Corporation owner.

SUBJECT—Application August 17, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation Section 34 Subdivision 6 of the Multiple Dwelling Law re—cellar apartment—yard.

PREMISES AFFECTED—12 East 213th Street, south side, 50.02 feet west of DeKalb Avenue and 100.03 feet east of Jerome Avenue, Block 3329, Lot 56, Borough of The Bronx.

### APPEARANCES—

For Applicant: Edward L. Crinnion.

ACTION OF BOARD—Appeal granted on condition

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 5, 1960 on Alt. Applic. 630-60, reads:



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"A1. The cellar apartment does not conform to Sec. 34 of the Multiple Dwelling Law."

and

WHEREAS, the applicant states that the building is 50.01 feet by 87.5 feet in area, 5 stories, 52.17 feet high, of class 3 construction, located in retail use, C area, class 1 1/4 height district, built in 1926, now used and occupied since 1926 as follows: cellar—playroom for children, carriage room, toilet, storage and boiler room; 1st floor—4 families, 15 rooms; 2nd, 3rd, 4th and 5th floors—5 families each floor and 15 rooms each floor; without a certificate of occupancy; that the proposed use and occupancy will be the same as existing; and

WHEREAS, the applicant states that the original approved plans indicate the occupancy of the cellar to be a playroom for children, carriage room, storage, coal bin and boiler room; that this appeal is being made to legalize the conversion of the playroom for children and carriage room into an apartment for the superintendent; that the present owner has owned this building for the past 5 years and found the cellar apartment existing at the time he acquired title; that the owner did not know that the apartment was illegal until a violation was filed April 2, 1957 for increasing the occupancy of the building from 24 to 25 apartments; that the owner thereupon received a Temporary Cellar Permit No. 1067 in accordance with the provisions of subdivision 5 of Section 216 of the Multiple Dwelling Law; that however, as the superintendent who resided in the apartment at the time the temporary permit was issued vacated the apartment, the Department of Buildings revoked the Temporary Cellar Permit February 5, 1960; that the owner, upon inquiry with the Department of Buildings was advised that it was not possible to legalize continued use of this apartment and on May 27, 1960, the owner notified the tenant in apartment 2 on the 1st floor that he would have to vacate the apartment within 30 days so that an apartment would be available for the superintendent; that the tenant moved out July 1, 1960, but the new superintendent has refused to move up to the 1st floor as, in his opinion, the cellar apartment is more desirable than the legal apartment on the 1st floor, and rather than move up to the 1st floor, he is resigning as superintendent; that as this apartment has the foyer, kitchen and bathroom facing a court 6 feet 8 inches wide, and the bedroom faces the rear yard, which is 12 feet 6 3/8 inches deep with only a 4 foot 10 inch high retaining wall to the level of the adjacent court, and as all the rooms are above the adjacent ground level, this apartment, although it does not comply with the strict letter of the Multiple Dwelling Law, does comply with the spirit and intent of the law; that the ceiling height of the cellar apartment is 8 feet 1/2 inch; that this apartment existed for at least 30 years; that the open space at the rear of the apartment is 19 feet 2 inches; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated August 5, 1960, acting on Alt. Applic. 630-60 Objection No. A1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* the building conform with drawings filed with this appeal dated August 17, 1960, 11 sheets; that the apartment be put in good condition with a wood floor throughout except in the bathroom; that the apartment be repainted; that the occupancy shall be limited to the superintendent of the building; that all other laws, rules and regulations applicable shall be complied with; and that a Certificate of Occupancy shall be obtained.

## 557-47-A—Vol. IV

APPLICANT—Leonard F. Rothkrug for C & Brenninkmeyer, owner.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Appeal from a

decision of the Borough Superintendent—re combination of buildings; previously granted on condition.

PREMISES AFFECTED—522-528 Fulton Street, south side, 40 feet east of Hanover Place; 9-13 Hanover Place and 1-11 Grove Place, Block 161, Lots 27, 33 and 34, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, and Commissioner Becker ..... 3  
Negative: Commissioner Fox ..... 1

## 403-58-A—Vol. II

APPLICANT—Joseph Schechter for Emma, Leo and Samuel Goodman, owners.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent—re egress, fire escape not an acceptable 2nd means, etc.; previously denied.

PREMISES AFFECTED—13 East 16th Street, north side, 250 feet west of Union Square West, Block 844, Lot 10, Borough of Manhattan.

## APPEARANCES—

For Applicant: Joseph Schechter.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, and Commissioner Becker ..... 3  
Negative: Commissioner Fox ..... 1

## 498-59-A—Vol. II

APPLICANT—Leonard Joseph for A. B. Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent—re egress; previously denied.

PREMISES AFFECTED—225-227 West 36th Street, north side, 269.2 feet west of 7th Avenue, Block 786, Lot 29, Borough of Manhattan.

## APPEARANCES—

For Applicant: Leonard Joseph.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 123-37-S

APPLICANT—Herman E. Horwood for Lexington Building Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—Variation of the Labor Law as cited in an order and decision of the Commissioner of Buildings; previously granted on condition.

PREMISES AFFECTED—141-155 East 25th Street, north side, 152 feet 2 inches east of Lexington Avenue and 140-156 East 26th Street, Block 881, Lot 31, Borough of Manhattan.

## APPEARANCES—

For Applicant: H. E. Horwood.



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**ACTION OF BOARD**—Application to reopen and amend the resolution withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### 580-60-A

**APPLICANT**—Union Carbide Corporation U. C. Consumer Products Company, A Division, owner.

**SUBJECT**—Application July 28, 1960—Appeal from a decision of the Fire Commissioner—re Transportation, storage, and packaging of inflammable mixture known as "Prestone Windshield Washer Solvent" in 4-ounce plastic polyethylene containers with screw caps (containers not in accordance with Administrative code requirements).

## APPEARANCES—

For Applicant: T. E. Willoughby.  
For Administration: Lieut. John P. Manfredi, Fire Dept.  
**ACTION OF BOARD**—Laid over to November 29, 1960, at 2 P.M. for decision; hearing closed.

### 599-60-A

**APPLICANT**—Albert Melniker for Joseph Esposito, owner.

**SUBJECT**—Application August 5, 1960—Appeal from a decision of the Borough Superintendent re—swimming pool.

**PREMISES AFFECTED**—215 Naughton Avenue, north side, 84.38 feet east of Husson Street, Block 3549, Lot 122, Grant City, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.  
**ACTION OF BOARD**—Laid over to December 6, 1960, at 2 P.M.; applicant to file drawing; hearing closed.

### 620-60-A

**APPLICANT**—Jacob & Donald D. Fisher for William and Mollie Handelman, owners.

**SUBJECT**—Application August 16, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 177 and Section 34 subdivision 6 of the Multiple Dwelling Law—cellar apartment re—rear yard.

**PREMISES AFFECTED**—46 East 3rd Street, south side, 60 feet east of 2nd Avenue, Block 444, Lot 11, Borough of Manhattan.

## APPEARANCES—

For Applicant: Donald D. Fisher.  
**ACTION OF BOARD**—Laid over to December 6, 1960, at 2 P.M. for inspection and decision; hearing closed.

### 619-60-A

**APPLICANT**—George Fuchs for Christian Science Society of Bayside, owner.

**SUBJECT**—Application September 28, 1960—Appeal from a decision of the Borough Superintendent re—frame building for public use, exits.

**PREMISES AFFECTED**—215-15 43rd Avenue, northwest corner, of 215th Place, Block 6305, Lot 17, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: George Fuchs.  
**ACTION OF BOARD**—Laid over to December 6, 1960, at 2 P.M. for inspection and decision; hearing closed.

### 616-55-BZ

**APPLICANT**—Patrick D. Concagh for Fred Filomino, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired November 4, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7f and 7i of the Zoning Resolution, permitting in a business and residence district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room and motor vehicles repairs with hand tools only.

**PREMISES AFFECTED**—3801-3811 Boston Road and 3500-3512 Baychester Avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

## APPEARANCES—

For Applicant: P. D. Concagh.  
**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 23, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on November 4, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1956, as *amended* through November 4, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 1575/55)

### 715-57-BZ

**APPLICANT**—Albert Melniker for Harry and Edward Risch, owners.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired November 10 1960—decision of the Borough Superintendent; previously granted on condition—under Sections 7c and 7i of the Zoning Resolution, permitting in a retail and residence use district, the rehabilitation of an existing gasoline service station and motor vehicle repair shop and the extension of the uses to include sale of accessories, office and parking and storage of more than five motor vehicles to the adjacent lot with business entrances and exits within 75 feet of the residence use district.

**PREMISES AFFECTED**—4244-4248 Hylan Boulevard, 94-102 Groton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 4, Eltingville, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.  
**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 24, 1958, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 10, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.



# MINUTES

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 24, 1958, as *amended* through November 10, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 243/57)

## 160-59-BZ

APPLICANT—Morton S. Cahn for Elisabetta Di Jorio, owner; Queensview Service Station, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 4, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, the added uses of lubritorium and motor vehicle repairs with hand tools only to the present legally established gasoline service station.

PREMISES AFFECTED—33-21 21st Street and 21-01 to 21-09 33rd Road, northeast corner, Block 556, Lot 15, Long Island City, Borough of Queens.

### APPEARANCES—

For Applicant: Morton S. Cahn.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 4, 1959, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 4, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 1994/58)

## 185-59-BZ

APPLICANT—John F. Fitzsimons for Ruth B. Spier, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 14, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a G area district, the relocation of the accessory garage with less than the required distance from the side and rear lot line.

PREMISES AFFECTED—143-08 Newport Avenue, north side, 40 feet west of Beach 143rd Street, Block 702, Lot 39, Neponsit, Borough of Queens.

### APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 14, 1959, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 14, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 227/59)

## 903-25-BZ—Vol. II

APPLICANT—Martin J. Simon for Owen S. Gendelman, owner.

SUBJECT—Application for consideration—reopening for extension of time to obtain a Certificate of Occupancy—decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, for a term of ten years, the use of a two story and basement building as a garage, for more than five motor vehicles, the Board having previously granted a one story garage for more than five motor vehicles on the premises in question.

PREMISES AFFECTED—823-829 Classon Avenue, east side, 47 feet north of Lincoln Place, Block 1178, Lot 3, Borough of Brooklyn.

### APPEARANCES—

For Applicant: O. J. Ryan.

ACTION OF BOARD—Application reopened and set for hearing on December 20, 1960, at 10 A.M., to consider extension of time to obtain a certificate of occupancy, which expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

## 146-23-BZ—Vol. III

APPLICANT—Larry Meltzer for Gabriel Haber & Abraham Marcus, owners; Paris Decorators Corp., lessee.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—decision of the Borough Superintendent; Vol. I granted on condition and Vol. II dismissed, under Section 7e of the Zoning Resolution, permitting in a residence use district, the proposed change of occupancy from public garage to factory.

PREMISES AFFECTED—1976 Crotona Parkway, east side, 109.79 feet north of East Tremont Avenue, Block 3121, Lot 10, Borough of The Bronx.

### APPEARANCES—

For Applicant: Larry Meltzer.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

## 467-32-BZ—Vol. III

APPLICANT—Albert Melniker for Frances & Fred Surrey, owners; Isle Fuel Oil Service Company, lessee.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—decision of the



# MINUTES

Borough Superintendent; previously denied, under Section 21 of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

**PREMISES AFFECTED**—1745 Forest Avenue, 2 Leadley Place and 841 Richmond Avenue, northwest corner, Block 1477, Lot 52, Port Richmond, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.

**ACTION OF BOARD**—Application reopened as Vol. III subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## 715-47-BZ—Vol. II

**APPLICANT**—Gustave Goldnan for Albert Panerallo, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance—decision of the Borough Superintendent; previously granted on condition, under Section 7i of the Zoning Resolution; permitting in a business use district, the change of occupancy from private garage to motor vehicle repair shop with school yard between intersecting streets for a term of years.

**PREMISES AFFECTED**—966 4th Avenue and 367-369 37th Street, northwest corner, Block 696, Lot 39, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Gustave Goldman.

**ACTION OF BOARD**—Application reopened and set for hearing on December 20, 1960, at 10 A. M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent, and two photographs which have been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## 638-53-BZ—Vol. II

**APPLICANT**—Samuel S. Schiffer for Revelone Inc. & Nathan Holding Corp., owners; Central Parking Place, Inc., lessee.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

**PREMISES AFFECTED**—418-422 West 53rd Street, south side, 275 feet west of Ninth Avenue, Block 1062, Lots 44, 45 and 46, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel S. Schiffer.

**ACTION OF BOARD**—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## 29-55-BZ

**APPLICANT**—George Rosen for 1614 Realty Corp., owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired July 26, 1960

—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a restricted retail use district the parking and storage of motor vehicles and the erection of an attendant's shelter.

**PREMISES AFFECTED**—137-161 Queens Boulevard and east side of Main Street from Manton Street to Queens Boulevard, west of 84th Drive, 60.77 feet south of Manton Street, Block 9651, Lots 15, 55, 56, 64 and 75, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Charles I. Goldman.

**ACTION OF BOARD**—Application reopened and set for hearing on December 20, 1960, at 10 A. M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent and two photographs, which have been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## 348-55-BZ

**APPLICANT**—Arnold W. Lederer for John Russo, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete—decision of the Borough Superintendent; previously granted on condition, under Sections 7a and 21 of the Zoning Resolution, permitting in a residence use district, the renting out of garage space for two cars for pleasure type cars of owners not residing on the premises.

**PREMISES AFFECTED**—934 Schenectady Avenue, west side, 200 feet south of Snyder Avenue, Block 4914, Lot 20, Borough of Brooklyn.

## APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Application reopened and set for hearing on December 20, 1960, at 10 A. M., to consider extension of time to obtain permits and complete the work, which expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## 999-55-BZ

**APPLICANT**—Leonard F. Rothkrug for Eugene Flatteron, doing business as E. Flatteron & Son Lumber Co., owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a business use district the maintenance of existing uses of display and sales and storage of building materials with proposed extension to the existing building for off-street loading and unloading using more than the area permitted, also the maintenance of a proposed carpenter and wood-working shop, equipped with power saws, spindler, drill press and joiner.

**PREMISES AFFECTED**—97-107 Lancaster Avenue, 2596-2608 Coney Island Avenue and 820-830 Avenue W, southwest corner, Block 7184, Lot 26, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

**ACTION OF BOARD**—Application reopened as Vol. II subject to the regular procedure.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 15-56-BZ—Vol. II

APPLICANT—Sidney H. Kitzler for Beth-el Hospital,  
owner.

SUBJECT—Application for consideration—reopening as  
Vol. II subject to regular procedure—decision of the Bor-  
ough Superintendent; previously granted on condition,  
under Sections 7e and 7h of the Zoning Resolution, per-  
mitting in a local retail and residence use district, the  
maintenance of a parking lot for more than five motor  
vehicles for a stated term of five years.

PREMISES AFFECTED—7-15 Hegeman Avenue and  
551-573 Herzl Street, northeast corner and 560-576 Amboy  
Street, Block 3621, Lots 6, 7, 14, 53, and 58, Borough of  
Brooklyn.

## APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Application reopened as Vol. II  
subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

## 987-57-BZ—Vol. II

APPLICANT—Henry Nordheim for David Politi, owner;  
Max Greiss, lessee.

SUBJECT—Application for consideration—reopening as  
Vol. II subject to regular procedure—decision of the Bor-  
ough Superintendent; previously denied, under Sections  
7e, 7h, 7i and 7A of the Zoning Resolution, to permit on  
a plot located partly in a business use district and partly  
in a residence use district, the erection and maintenance  
of a gasoline service station, lubrication, auto washing,  
non-automatic, office, sale of accessories, minor repairs  
with hand tools only, safety inspection station, parking  
and storage of motor vehicles, with entrances within 75  
feet of a residence use district, for a stated term of 15  
years.

PREMISES AFFECTED—1888-1898 (1892 official) Jerome  
Avenue and 2 East 177th Street, southeast corner, Block  
2852, Lot 9, Borough of The Bronx.

## APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened as Vol. II  
subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

## 289-58-BZ—Vol. II

APPLICANT—Paul Friedman for Allwyn Construction  
Co., Inc., owner; Shell Oil Company, owner.

SUBJECT—Application for consideration—reopening as  
Vol. II subject to regular procedure—decision of the  
Borough Superintendent; previously denied, under Sec-  
tions 7e, 7f, 7i and 7A of the Zoning Resolution, per-  
mitting in a business use district, the erection and main-  
tenance of a gasoline service station, lubricatorium, minor  
repairs with hand tools only, non-automatic auto laundry,

office, storage and sales of auto accessories, parking of  
more than five motor vehicles waiting for service, for a  
stated term of 15 years.

PREMISES AFFECTED—398-410 Kings Highway,  
southwest corner of Kings Place, Block 6678, Lots 73, 75  
and 77, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened as Vol. II  
subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

## 762-58-BZ

APPLICANT—Leonard F. Rothkrug for John R. Doody,  
owner.

SUBJECT—Application for consideration—reopening for  
extension of time to complete which expired September  
15, 1960—decision of the Borough Superintendent; pre-  
viously granted on condition, under Section 21 of the  
Zoning Resolution, permitting in a D area district the  
erection of a retail store occupying more than the per-  
mitted area.

PREMISES AFFECTED—1514-1516 Avenue Z, south  
side, 50 feet west of East 16th Street, Block 7460, Lot, 6,  
Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and set for  
hearing on December 20, 1960, at 10 A. M., to consider  
extension of time to obtain permits and complete the  
work, which had expired by limitation, requiring a new  
decision of the Borough Superintendent, which has been  
filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 271-60-BZ

APPLICANT—Leonard F. Rothkrug for Ross and Atkin-  
son for Louis C. Tommone, owner; Gun Hill Manor, lessee.

SUBJECT—Application for consideration—reopening for  
amendment of resolution—decision of the Borough Super-  
intendent; previously granted on condition, under Section  
7e of the Zoning Resolution, permitting in a restricted re-  
tail use district the change in occupancy and extension  
of a restaurant and snack bar to catering and cabaret with  
accessory customer and employee parking, all for a  
temporary term of 20 years.

PREMISES AFFECTED—1920-1924 Gun Hill Road, wes-  
t side, 175 feet north of Waring Avenue, Block 4505, Lot 9,  
Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. I  
subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker .....  
Negative: .....

Adjourned: 4:10 P. M.

JAMES P. MULROY, Secretary



# NOTICE

## WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

*Sixth*, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the Zoning Resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, 80 Lafayette Street, 9th Floor, Manhattan, at five cents each—add postage payment if the forms are forwarded by mail. Purchase payment by postage stamps *NOT ACCEPTABLE*.

## APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 is further amended by Chapter 805 of 1959 and provides as follows as to appeals:

### LAWS OF NEW YORK—By Authority

#### Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts;
- (4) Means of egress; or
- (5) Basements and cellars in dwellings erected on or after April twelfth, nineteen hundred one.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.



3

University of Illinois Library  
Serials Dept.  
Urbana, Ill.

## RULES

### RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

#### Labor Law

##### Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

#### RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

#### Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 49

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SERVED ON THE BOARD OF STANDARDS  
AND APPEALS.

On November 23, 1960, Petition and Order of Certiorari was served on the Board by Frank J. Zeccola, attorney for petitioner, Josephine Paradiso, objecting property owner, seeking a review of the Board's determination on October 18, 1960, granting a variance under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of an existing two family dwelling into a three family dwelling; Calendar Number 340-60-BZ; Premises 1938 Hering Avenue, east side, 275.00 feet south of Neill Avenue, Block 4276, Lot 61, Borough of The Bronx.

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On November 23, 1960, Petition and Order of Certiorari was served on the Board by Levine & Gordon, attorneys for petitioner, Wexford Arms Realty Co., owner, seeking a review of the Board's denial on October 25, 1960 of its application for consideration—reopening as Vol. IV subject to regular procedure—decision of the Borough Superintendent; previously denied, under Sections 7e and 21 of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, car washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles; Calendar Number 328-32-BZ—Vol. IV; Premises 28-05 to 28-21 Bayside Lane, (official 28-11) and 162-05 to 162-19 29th Avenue, northeast corner, Block 4890, Lot 80, Whitestone, Borough of Queens.

\* \* \*

On November 23, 1960, Petition and Order of Certiorari was served on the Board by Frank J. Zeccola, attorney for petitioner, Josephine Paradiso, objecting property owner, seeking a review of the Board's determination on October 18, 1960, granting a variance under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of an existing two family dwelling to a three family dwelling; Calendar Number 339-60-BZ; Premises 1936 Hering Avenue, east side, 312.50 feet south of Neill Avenue, Block 4276, Lot 60, Borough of The Bronx.

NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances, will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.



# CALENDAR

## DOCKET

*New Cases Filed up to November 29, 1960.*

*Cal. No. Dept. Premises Affected*

**845-60-BZ**—B.M.—43 West 47th Street, north side, 600 feet west of 5th Avenue, Block 1263, Lot 12, Borough of Manhattan, Alt. 966-60, re—manufacturing area exceeds that allowed in retail use district.

**846-60-A**—B.M.—43 West 47th Street, north side, 600 feet west of 5th Avenue, Block 1263, Lot 12, Borough of Manhattan, Alt. 966-60, re—Class 3 Construction, factory building over four stories in height.

**847-60-BZ**—B.Bx.—1039-1059 38th Street, north side, 92 feet 10 $\frac{3}{8}$  inches west of Fort Hamilton Parkway, Block 5289, Lots 57 and 67, Borough of Brooklyn, Alt. 3414-60, re—proposed coverage excessive for C district, unrestricted use district.

**848-60-BZ**—B.Bx.—1838 Adeo Avenue, southwest corner Ely Avenue, Block 4791, Lot 6, Borough of the Bronx, Alt. 149-60, re—extension of and change of use of Woodworking shop, residence use district.

**849-60-SM**—Bethlehem Steel Company Open Web Steel Joists, S-Series, with one piece chords, manufactured by Bethlehem Steel Company, Material.

**850-60-A**—F.D.—1363-1385 Bergen Avenue, north side, 69 feet south of Paerdegat Avenue South, Block 8374, Lots 1, 5, 11, 15 and 18, Borough of Brooklyn, F.D. Order No. 5245, re—open fire to destroy demolition debris on a dump.

**851-60-A**—B.Bx.—3660 Waldo Avenue and 410 West 238th Street, southeast corner, Block 3414, Lot 132, Borough of the Bronx, Alt. 932-60, re—conversion of 3 boys' rooms and superintendent's work room into two 2 room apartments at the cellar floor, and conversion of part of existing children's playroom at subcellar floor into a 2 room apartment.

**852-60-BZ**—B. Q.—193-16 to 193-20, 194-02 to 194-08 (193-20 official) Linden Boulevard, south side, 125.01 feet west of 195th Street, and 193-17 to 193-25, 194-01 to 194-09 117th Road, Block 12610, Lots 7, 11, 12, 13, 14, 30, 32 and 37, St. Albans, Borough of Queens, N.B. 3158-60, proposed super-market, parking, curb cuts, loading and unloading in a local retail and residence use D area district.

**853-60-A**—B.Q.—38-56 12th Street, southwest corner 38th Avenue, and 38-21 11th Street, Block 473, Lot 564, Long Island City, Borough of Queens, N.B. 3662-59, re—spraying, dipping, immersing flammable paints—explosive atmosphere, and installation of equipment not approved.

**854-60-BZ**—B.Q.—188-02 to 188-10 Hillside Avenue and 88-01 to 88-09 188th Street, southeast corner, Block 10453, Lot 19, Hollis, Borough of Queens, N.B. 3287-60, re—proposed gasoline service station, parking and storage, curb cuts and ground sign, retail use district.

**855-60-A**—B.Q.—188-02 to 188-10 Hillside Avenue, and 88-01 to 88-09 188th Street, southeast corner, Block 10453,

Lot 19, Hollis, Borough of Queens, N.B. 3287-60, re—part of gasoline service station is in bed of mapped street.

**856-60-A**—B.B.—8759 16th Avenue, east side, 60 feet north of Bath Avenue, Block 6397, Lot 110, Borough of Brooklyn, Alt. 2027-60, re—yard for 3 family converted multiple dwelling.

**857-60-A**—B.M.—227 West 64th Street, north side, 350 feet south of Amsterdam Avenue, Block 1156, Lot 18, Borough of Manhattan, Alt. 1564-59, re—egress.

**858-60-BZ**—B.B.—7305-7309 Fifth Avenue, east side, 24 feet 2 inches south of 73rd Street, Block 5920, Lots 7, 8 and 9, Borough of Brooklyn, Alt. 3451-60, re—area excessive for C district; rear yard, retail use district.

**859-60-A**—B.B.—7305-7309 Fifth Avenue, east side, 24 feet 2 inches south of 73rd Street, Block 5920, Lots 7, 8 and 9, Borough of Brooklyn, Alt. 3451-60, re—Class 3 building, extension.

**860-60-SA**—Roberts-Gordon Appliance Corp. hearthside and celestial model space heaters, various models, manufactured by Robertson-Gordon Appliance Corporation, Appliance.

**861-60-GR**—Re—Vermiculite—to amend C26-466.1 of the Administrative Code of N. Y. C. as to A. S. T. M. designation.

**862-60-BZ**—B.B.—1974-1980 Utica Avenue, northwest corner Avenue L, Block 7829, Lots 1 and 6, Borough of Brooklyn, Alt. 3149-60, re—extension and extension of use of manufacturing, storage, etc., loading and unloading; area excessive; provide rear yard for new extension; provide side yards for new extension; provide 15 feet from street line; curb cuts, business and residence use district.

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**265-47-A—Vol. II**—B.B.—21 East 63rd Street, north side, 70 feet west of Madison Avenue, Block 1378, Lot 113 (14 $\frac{1}{2}$  old), Borough of Manhattan, Amendment to Alt. 4041-60, re—change in occupancy of basement, 1st and 2nd floors to dress shop—structure contrary to Sec. 270 Labor Law.

**11-37-BZ—Vol. I**—B.Bx.—6007-6023 Broadway, northwest corner of Spuyten Duyvil Parkway, northeast corner of Post Road, Block 3415, Lots 1275, 1305 and 1307, Borough of The Bronx, Amendment to Alt. 1127-55, reopened for consideration as to extension of term of variance, re—parking and storage of motor vehicles—retail and residence use districts.

**698-53-BZ—Vol. II**—B.Q.—204-18 46th Avenue, south side, 142.91 feet east of 204th Street, Block 7304, Lot 17 (formerly Lots 15 and 17), Bayside, Borough of Queens, Alt. 614-55, reopened for consideration as to extension of term variance, re—professional office, kennels and parking for car—residence use district.

**16-60-BZ—Vol. II**—B.Q.—108-01 to 108-13 Northern Boulevard and 32-57 to 32-69 108th Street, northeast corner and 32-54 to 32-68 110th Street, Block 1703, Lots 48, 49, 52, 53, 57, 118, 119, 120 and 121, Corona, Borough of Queens, Alt. 2216-60, re—extension of parking; curb cut—business and residence use districts.



# CALENDAR

**524-50-BZ—B.B.**—4808-4810 4th Avenue, west side, 50 feet 2 inches south of 48th Street, Block 773, Lot 40, Borough of Brooklyn, Amendment to Alt. 1986-50, reopened for consideration as to extension of term of variance, re—manufacturing on 2nd and 3rd floors—business use district.

**715-52-BZ—Vol. III—B.M.**—609 East 11th Street, north side, 143 feet east of Avenue B, Block 394, Lot 64, Borough of Manhattan, N.B. 81-60, re—garage building exceeding the area requirements—residence use, B area district.

**915-54-BZ—Vol. III—B.M.**—233-245 West 22nd Street, north side, 260 feet 9½ inches west of 7th Avenue, Block 772, Lots 22, 23, 24, 25, 26, 27 and 28, Borough of Manhattan, Alt. 106-56, reopened for consideration as to extension of term of variance, re—extension in area of an existing parking lot—residence use district.

**628-59-BZ—Vol. II—B.M.**—247-249 Lexington Avenue, east side, 85 feet north of East 34th Street, Block 890, Lot 23, Borough of Manhattan, N.B. 117-59, re—increase in height and area of the building—retail and residence use, B area districts.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept of Marine and Aviation.

## RULES

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| Arc and Gas Welding and Oxygen Cutting .....                                                   | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                              | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.                               | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                           | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                               | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                              | Sept. 15, 1955.                |
| Elevator Rules .....                                                                           | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                 | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                               | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                  | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                       | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                               | April 15, 1958.                |
| Fire Drill Rules .....                                                                         | April 15, 1958.                |
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| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....    | June 30, 1960—Vol. 45, No. 26  |
| Fireproof Wood, Testing of.....                                                                | Apr. 13, 1937—Vol. 22, No. 15  |
| Gas Shut-Off Rules .....                                                                       | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                      | June 5, 1928—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ....                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems..                                | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                         | June 25, 1959—Vol. 44, No. 25  |
| Opening Protective Assemblies, Rules for Inspection of .....                                   | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....     | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                           | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories, Rules for..                                                              | Dec. 8, 1960—Vol. 45, No. 49   |
| Praying and Drying of Paints, Varnishes, Lacquers, etc. ....                                   | June 30, 1960—Vol. 45, No. 26  |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26  |
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| Structural Alterations Reporting..                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                  | Sept. 3, 1946—Vol. 31, No. 36  |

Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

**DECEMBER 13, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 13, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 424-60-BZ

**APPLICANT**—Maurice G. Uslan for Moraine Construction Company, Incorporated, owner.

**SUBJECT**—Application May 27, 1960—decision of the Borough Superintendent under Section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the maintenance of a one family dwelling that encroaches on the required 15 foot setback from the street line.

**PREMISES AFFECTED**—82 Holly Street, west side, 420 feet south of Sparkhill Avenue, Block 848, Lot 641, Concord, Staten Island, Borough of Richmond.

Laid over from November 9, 1960 to December 13, 1960; applicant to send new notices to affected owners.

### 274-59-BZ—Vol. II

**APPLICANT**—Crinnion and Crinnion for Amato Recine, owner.

**SUBJECT**—Application reopened July 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a private parking lot for the patrons of the catering establishment on Block 4743, Lot 8.

**PREMISES AFFECTED**—3356-3358 Eastchester Road and 1510-1514 Tillotson Avenue, southeast corner, Block 4744, Lots 1 and 62, Borough of The Bronx.

### 565-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Anthony Mazzeo, owner.

**SUBJECT**—Application July 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the one-story extension of an existing retail store building occupying more than the permitted area and without the required rear yard on first story.

**PREMISES AFFECTED**—464 86th Street, south side, 135 feet 7¼ inches west of Fifth Avenue, Block 6045, Lot 32, Borough of Brooklyn.

### 495-60-BZ

**APPLICANT**—M. Martin Elkind for Camwex Corporation, owner.

**SUBJECT**—Application June 30, 1960—decision of the Borough Superintendent under Sections 7b and 7c of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the accessory parking area to a retail food market into the residence portion of the property and install a rear doorway leading from the building into the residence use district.

**PREMISES AFFECTED**—144-50 Northern Boulevard, south side, 356.77 feet east of Parsons Boulevard, Block 5014, Lot 23, Flushing, Borough of Queens.

### 321-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Estate of Sam Minskoff, owner.



# CALENDAR

**SUBJECT**—Application April 28, 1960—decision of the Borough Superintendent, under Sections 7A, 7c and 21 of the Zoning Resolution, to permit in a retail and residence use D area district, the construction of a one story building for use as stores occupying more than the permitted area coverage, parking, loading and unloading with curb cuts in the residence use portion of the plot.

**PREMISES AFFECTED**—97-02 to 97-10 63rd Road and 63-01 to 63-11 97th Street, southeast corner and 97-01 to 97-05 63rd Drive, Block 2089, Lots 1 and 3, Rego Park, Borough of Queens.

## 323-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Quest Holding Incorporated, owner.

**SUBJECT**—Application April 28, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of a two story and cellar building for stores and offices exceeding the permitted area coverage.

**PREMISES AFFECTED**—95-12 to 95-32 63rd Road and 63-02 to 63-12 97th Street, southwest corner, and 96-11 to 96-21 63rd Drive, Block 2088, Lots 1, 3 and 6, Rego Park, Borough of Queens.

## 613-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for David Minkin, owner.

**SUBJECT**—Application July 20, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, D area district, the erection of a one story and cellar store building occupying more than the permitted area coverage without the required rear yard and with the loading and unloading area and curb cut in the residence use portion of the plot.

**PREMISES AFFECTED**—97-14 to 97-22 63rd Road, south side, 102.97 feet east of 97th Street, and 97-11 63rd Drive, Block 2089, Lots 6, 8, 9, 40 and 111, Rego Park, Borough of Queens.

## 388-39-BZ—Vol. III

**APPLICANT**—Larry Meltzer for Lipmans owner; Jamaica Manufacturing Company, Incorporated, lessee.

**SUBJECT**—Application reopened July 19, 1960 as Volume III—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit on a plot partly in unrestricted business and residence use districts, the erection of a one story fireproof open shed within the residence portion of the plot; such shed to be used for off-street loading and unloading and storage of crates and to use the open portion of the plot for additional off-street loading and unloading and accessory parking and storage; all in conjunction with the existing buildings and uses on this plot.

**PREMISES AFFECTED**—1197-1207 DeKalb Avenue, northside, 76 feet 8½ inches east of Bushwick Avenue, Block 3231, Lot 33, Borough of Brooklyn.

## 507-60-BZ

**APPLICANT**—Sidney H. Kitzler for Anthony Celifarco, owner.

**SUBJECT**—Application July 6, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the construction of a one story extension to the rear of an existing building and occupy the premises for baling and storage of rags and paper waste.

**PREMISES AFFECTED**—645 4th Avenue, east side, 73 feet 6½ inches south of 19th Street, Block 637, Lot 5, Borough of Brooklyn.

## 549-60-BZ

**APPLICANT**—Crinnion and Crinnion for David Freedman, owner.

**SUBJECT**—Application July 19, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the recon-

struction, alteration and extension of the present buildings and extend the present permitted use of office, manufacturing of mattresses and the storage of mattresses and metal springs.

**PREMISES AFFECTED**—525 Compton Avenue, southwest corner of Stephens Avenue, Block 3476, Lot 40, Borough of The Bronx.

## 554-60-BZ

**APPLICANT**—Herbert E. Matz for St. John's Lutheran Church, owner.

**SUBJECT**—Application July 14, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the replacement of the frame structure above the basement floor of an existing building with a Class 2 superstructure without the required rear and side yards and occupying more than the permitted area coverage.

**PREMISES AFFECTED**—86-20 114th Street, west side, 157 feet south of 86th Avenue, Block 9226, Lot 69, Richmond Hill, Borough of Queens.

## 555-60-A

**APPLICANT**—Herbert E. Matz for St. John's Lutheran Church, owner.

**SUBJECT**—Application July 14, 1960—appeal from a decision of the Borough Superintendent—re—class 3 construction—church, height.

**PREMISES AFFECTED**—86-20 114th Street, west side, 157 feet south of 86th Avenue, Block 9226, Lot 69, Richmond Hill, Borough of Queens.

## 632-60-BZ

**APPLICANT**—Joshua Brown for Cardinal Distributors, Incorporated, owner.

**SUBJECT**—Application August 23, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a retail and residence use district, the rehabilitation of an existing beer and liquor wholesale distributing establishment by the erection of a new warehouse and office building to include the existing masonry warehouse, facing Union Avenue, the proposed building exceeds the permitted area coverage and encroaches on the required rear yard, the brick structure and curb cut located in the residence portion to be retained.

**PREMISES AFFECTED**—2920 Richmond Terrace, south side, 78.89 feet west of DeHart Avenue, Block 1213, Lot 75, Mariners Harbor, Borough of Richmond.

## 634-60-BZ

**APPLICANT**—Aaron Halperin for Frances P. Headley, owner.

**SUBJECT**—Application August 23, 1960—decision of the Borough Superintendent, under Sections 7e, 7f, 7g, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, erection of a new gasoline service station with a non-automatic auto laundry, minor repair with hand tools only, auto safety inspection station and parking and storage of motor vehicles.

**PREMISES AFFECTED**—45 Elizabeth Avenue, southwest corner of Richmond Terrace, Block 150 Lots 9 and 156 Stapleton, Borough of Richmond.

## 670-60-BZ

**APPLICANT**—Joshua Brown for Victor and Margaret Losquadro, owner.

**SUBJECT**—Application September 15, 1960—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a one story and part cellar drive-in refreshment stand with accessory parking for more than five (5) motor vehicles for patrons awaiting service, the proposed work will be limited to 22,500 square feet.

**PREMISES AFFECTED**—2407 Richmond Avenue, north east corner of Richmond Hill Road, Block 2380, Lot New Springville, Borough of Richmond.



# CALENDAR

## 671-60-A

**APPLICANT**—Joshua Brown for Victor and Margareth Losquadro, owner.

**SUBJECT**—Application September 15, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Richmond Avenue.

**PREMISES AFFECTED**—2407 Richmond Avenue, northeast corner of Richmond Hill Road, Block 2380, Lot 1, New Springville, Borough of Richmond.

## 603-37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Hantman Associates, owner.

**SUBJECT**—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles for a term of fifteen (15) years.

**PREMISES AFFECTED**—241-09 to 241-21, (241-15 official), Northern Boulevard and 44-36 to 44-42 Douglaston Parkway, northwest corner, Block 8092, Lot 39, Douglaston, Borough of Queens.

Laid over from September 27, 1960, for hearing to November 15, 1960, at the request of the applicant; then to December 13, 1960, for inspection and continued hearing.

## 762-49-BZ

**APPLICANT**—John V. Neill, Sr. for Neill and Altberg, owners.

**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of term of variance, expired May 24, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district a factory and storage warehouse for plumbing supplies, and the cutting and threading of pipe.

**PREMISES AFFECTED**—47-35 to 47-43 49th Street, east side, 195 feet north of 48th Avenue, Block 2287, Lot 10, Woodside, Borough of Queens.

## 544-52-BZ

**APPLICANT**—Mazza and Seccia for Estate of Joseph Eisner and Joseph I. and Evelyn J. Lubin Foundation, Inc., owners.

**SUBJECT**—Application reopened November 15, 1960 for consideration as to amendment of resolution and extension of term of variance—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a restricted retail use district, the parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—336 East 45th Street, south side, 125 feet 11 inches west of 1st Avenue, Block 1337, Lot 35, Borough of Manhattan.

## 164-52-BZ

**APPLICANT**—Kingsbridge Parking Inc. for Estate of John Unger, Jr., owner.

**SUBJECT**—Application reopened November 15, 1960 for consideration as to extension of term of variance, expires December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting the extension of the existing parking and storage of more than five motor vehicles in a business use district portion of the plot to extend into the residence use district portion of the plot.

**PREMISES AFFECTED**—163 West Kingsbridge Road, northeast corner of Kingsbridge Terrace, Block 3253, Lots 11, 12 and 17, Borough of The Bronx.

## 14-48-BZ

**APPLICANT**—Felwood Realty Co., Inc., owner.

**SUBJECT**—Application reopened November 15, 1960 for consideration as to extension of term of variance, expired

February 2, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in the residence use portion of the plot, the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot, the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot, the storage of lumber and building materials in an existing building and the storage of five motor vehicles in existing five car garage.

**PREMISES AFFECTED**—141-59 Springfield Boulevard, east side, 130.85 feet south of 141st Road (buildings 1, 2 and 3), Block 13062, Lot 90 and Block 13063, Lot 55, Springfield, Borough of Queens.

## 486-47-BZ

**APPLICANT**—Francis Romanelli for Robert Romanelli, owner.

**SUBJECT**—Application reopened November 15, 1960 for consideration as to extension of term of variance, expires December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the extension to an existing junk shop for the storage of rags, scrap metal, paper storage and the baling of paper.

**PREMISES AFFECTED**—149-07 to 149-19 New York Boulevard and 179-01 to 179-07 149th Road, northeast corner, Block 13409, Lots 1, 3, 5 and 6, South Ozone Park, Borough of Queens.

## 827-50-BZ

**APPLICANT**—Irving P. Marks for Meyer B. Funk, owner.

**SUBJECT**—Application reopened November 15, 1960 for consideration as to extension of term of variance, expires April 17, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence and retail use district, the parking of customer's cars.

**PREMISES AFFECTED**—68-02 to 68-28 Fresh Meadow Lane, northwest corner of 69th Avenue, Block 6928, Lot 56, Flushing, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 222-54-BZ

**APPLICANT**—Fred Weinstock for 95-26 Sutphin Boulevard Corp., owner.

**SUBJECT**—Application reopened October 18, 1960 for consideration as to extension of term of variance, expired January 25, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles of patrons' and employees' of adjoining building, loading and unloading with a business entrance (curb cut).

**PREMISES AFFECTED**—95-25 Waltham Street, east side, 150 feet north of 97th Avenue, Block 10026, Lots 35, 37 and 39, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from November 15, 1960 to December 13, 1960, for decision as to extension of term of variance; applicant to meet the requirements of the original resolution and file one photograph.

## 14-37-BZ—Vol. III

**APPLICANT**—Victor E. Block for Celia T. Benjamin, owner; East Coast Auto Painting, lessee.

**SUBJECT**—Application reopened April 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the continuance of the present uses of non-storage garage for more than ten (10) cars awaiting repairs, body and fender repairs, spraying and



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use of oxygen and acetylene and the elimination of the uses of automobile showroom and automobile repair shop with the mechanical testing and relining of brakes.  
**PREMISES AFFECTED**—1665-1675 Jerome Avenue, west-side, 150 feet north of Featherbed Lane, Block 286, Lot 35, Borough of the Bronx.

**Hearing closed**—Laid over from October 25, 1960, to November 29, 1960, for hearing; applicant to send out new twenty-day notices; then to December 13, 1960, for inspection and decision.

## 535-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Evelyn Schwartz and Emily Tolentino, owners.

**SUBJECT**—Application July 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, utility room, office and sales, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—586-606 Conduit Boulevard and 519-529 Autumn Avenue, southeast corner, and 2813-2829 Pitkin Avenue, Block 4219, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from November 29, 1960, to December 13, 1960, for inspection and decision.

## 295-60-BZ

**APPLICANT**—Arnold W. Lederer for C and E Electrical Appliance, owner.

**SUBJECT**—Application April 20, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the construction of a one story extension at the rear of the existing two story and cellar building and extend the front to the side lot line and expand the present use of sales and storage of electrical appliances.

**PREMISES AFFECTED**—14 Duryea Place, south side, 173 feet 4 inches west of East 22nd Street, Block 5132, Lot 59, Borough of Brooklyn.

**Hearing closed**—Laid over from November 29, 1960, to December 13, 1960, for inspection and decision.

## 569-60-BZ

**APPLICANT**—Elliot Saltzman for Ferdinand Giordano, owner.

**SUBJECT**—Application July 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the existing gasoline service station, the relocation of the pumps and the additional uses of minor auto repairs, ignition and carburetor work and lubrication.

**PREMISES AFFECTED**—6314-6324 Ft. Hamilton Pkwy. and 935-943 64th Street, northwest corner, Block 5736, Lot 28, Borough of Brooklyn.

**Hearing closed**—Laid over from November 29, 1960, to December 13, 1960, for inspection and decision; applicant to correct drawings.

## 269-60-BZ

**APPLICANT**—Charles M. Spindler for Anna Grimaldi, owner.

**SUBJECT**—Application April 12, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the continuance of a factory occupancy and also to legalize the erection of a one story extension approximately 15 x 40 connecting the front and rear building on the same lot.

**PREMISES AFFECTED**—108-39 46th Avenue, north side, 350 feet east of 108th Street, Block 2001, Lot 66, Corona, Borough of Queens.

**Hearing closed**—Laid over from November 29, 1960, to December 13, 1960, for inspection and decision.

## 833-60-A

**APPLICANT**—William H. S. Tripp, Acting Borough Superintendent, Borough of Queens.

**OWNER OF PREMISES**—John Anzalone.

**SUBJECT**—Application November 9, 1960—Revocation of Certificate of Occupancy #Q31833 dated December 7, 1944, issued re—Alteration 912-44.

**PREMISES AFFECTED**—111-59 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lot 65, Corona, Borough of Queens.

## 593-60-BZ

**APPLICANT**—Burke & Groh for John Anzalone, owner.

**SUBJECT**—Application August 3, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, D area district, the continuance of the present use of the existing frame building for office, the masonry shed for storage, the metal garage and mechanical concrete loader and the sale of ready mixed concrete with the masonry storage shed and metal garage in the rear yard, in a D area district.

**PREMISES AFFECTED**—111-59 to 111-69 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lots 62, 63, 64 and 65, Corona, Borough of Queens.

**Hearing closed**—Laid over from November 29, 1960, to December 13, 1960, for inspection and decision.

## 594-60-A

**APPLICANT**—Burke and Groh for John Anzalone, owner.

**SUBJECT**—Application August 3, 1960—Appeal from a decision of the Borough Superintendent re—frame building, business use, metal building.

**PREMISES AFFECTED**—111-59 to 111-69 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lots 62, 63, 64 and 65, Corona, Borough of Queens.

## 631-60-BZ

**APPLICANT**—Paul Friedman for Vincent Terranova, owner; Mobil Oil Company (conditional), lessee.

**SUBJECT**—Application August 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto-washing (non-automatic), lubricatorium, office, sale of auto accessories, minor repairs with hand tools only, parking of cars awaiting service (pleasure cars only), and a ground sign, for a term of fifteen (15) years.

**PREMISES AFFECTED**—77-01 to 77-09 (77-05 official) 31st Avenue and 30-61 to 30-69 77th Street, northeast corner, Block 1126, Lot 40, Jackson Heights, Borough of Queens.

**Hearing closed**—Laid over from November 29, 1960, to December 13, 1960, for inspection and decision.

## 683-60-BZ

**APPLICANT**—Victor E. Block for Harry Appleman, owner.

**SUBJECT**—Application September 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, pleasure cars only.

**PREMISES AFFECTED**—2013-2017 Prospect Avenue, west side, 20 feet south of East 179th Street, Block 3093, Lots 24, 25 and 26, Borough of the Bronx.

**Hearing closed**—Laid over from November 29, 1960, to December 13, 1960, for inspection and decision.

## 695-29-BZ—Vol. III

**APPLICANT**—James E. Vassalotti for Louis Curcio, owner.

**SUBJECT**—Application reopened July 26, 1960 as Volume III—decision of the Borough Superintendent, under Sec-



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tions 7f and 7i of the Zoning Resolution, to permit in a business use district, the extension in use of the existing gasoline and oil selling station and auto greasing to include the added uses of lubratorium, minor auto repairs with hand tools, car washing (non-automatic), storage room, office and sales, and parking and storage of motor vehicles.

**PREMISES AFFECTED**—3191-3199 Westchester Avenue (3191 Official), southwest corner of Wilkinson Avenue, Block 4235, Lot 36, Borough of the Bronx.

**Hearing closed**—Laid over from November 29, 1960, to December 13, 1960, for inspection and decision.

**188-59-BZ—Vol. II**

**APPLICANT**—Max Siegel Associates for Turbal Realty Corporation, owner.

**SUBJECT**—Application reopened October 4, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district for a period of 15 years construction of a gasoline service station with accessory uses including minor motor vehicle repair.

**PREMISES AFFECTED**—1-3 Cooper Square and 55 East 4th Street, northeast corner, Block 460, Lot 1, Borough of Manhattan.

**Hearing closed**—Laid over from November 29, 1960, to December 13, 1960, for inspection and decision.

**886-48-BZ—Vol. II**

**APPLICANT**—Leonard Joseph for Seagirt Realty Co., owner; Arverne Auto and Fender Works, Inc., lessee.

**SUBJECT**—Application reopened October 18, 1960 for consideration as to extension of term of variance as to welding, expired May 24, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district the continuation of existing body and fender repair shop, spraying, painting and welding. (Zoning changed to manufacturing use.)

**PREMISES AFFECTED**—71-10 Beach Channel Drive, west side, 156.78 feet north of Beach 72nd Street and 348 Beach 72nd Street, Block 537, Lot 14, Arverne, Borough of Queens.

Laid over from November 29, 1960, to December 13, 1960, for applicant to file decision of Borough Superintendent and for decision of the Board; applicant to be notified.

**488-60-BZ**

**APPLICANT**—Dominick Salvati and Son for Big Ben Incorporated, owner; Muffler King Incorporated, lessee.

**SUBJECT**—Application June 29, 1960—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the change in use of the first floor from storage to the removal and installation of motor vehicle mufflers and tail pipes, with the use of propane or acetylene torches and office on the first floor. The occupancy of the second floor, now used for offices and storage, will not be changed.

**PREMISES AFFECTED**—140-46 Queens Boulevard, west side, 116.7 feet north of Jamaica Avenue, Block 9619, Lot 28, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from November 15, 1960, to November 29, 1960, for inspection and decision; then to December 13, 1960, for re-inspection and decision.

**846-59-BZ**

**APPLICANT**—Herman Kron for L.B. Oil Company Incorporated, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the present uses to include car wash, auto repairs, sales of accessories and used cars, ground sign and parking and storage of more than 5 motor vehicles.

**PREMISES AFFECTED**—32-54 Highland Boulevard,

1731-1741 Bushwick Avenue, northeast corner of Gillin Place, Block 3481, Lots 16 and 7, Borough of Brooklyn.

**Hearing closed**—Laid over from October 11, 1960, for continued hearing to November 15, 1960, and for inspection and decision; applicant to send out new twenty day notices; then to November 29, 1960, for applicant to consult Board's engineer as to applicable section of Zoning Resolution, obtain Building Department decision if additional lot is included in application; and for inspection and decision; then to December 13, 1960, for inspection and decision; revised drawing to be filed by applicant.

MAX FOLEY, *Chairman.*

DECEMBER 13, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 13, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**503-60-A**

**APPLICANT**—James Pasta for Queens Windsor Park Corporation, owner.

**SUBJECT**—Application July 1, 1960—Appeal from orders of the Fire Commissioner re—fitness of oil burners.

**PREMISES AFFECTED**—73-03 and 73-11, 73-51 and 73-63 Bell Boulevard, southeast corner 73rd Avenue, Block 7738, Lot 1; 73-50 and 73-62 Bell Boulevard southwest corner 73rd Avenue, Block 7732, Lot 2; 75-08 and 75-20 Bell Boulevard, southwest corner 75th Avenue, 75-40 and 75-50 Bell Boulevard, southwest corner 75th Avenue, Block 7748, Lot 500; 211-02 and 211-06 75th Avenue southeast corner 210th Street, Block 7748, Lot 400; 213-02 and 213-06, 212-04 and 212-08 75th Avenue, southwest corner Bell Boulevard, Block 7748, Lot 500; 212-03 and 212-07, 211-01 and 211-05 75th Avenue, northeast corner 210th Street, Block 7732, Lot 150; 213-01 and 213-07 75th Avenue, southeast corner Bell Boulevard, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street southeast corner 75th Avenue, Block 7748, Lot 400; 211-02 and 211-10, 212-04 and 212-12, 213-02 and 213-08 73rd Avenue, southeast corner 210th Street, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street southeast corner 75th Avenue, Block 7748, Lot 400; 73-11 and 73-23 210th Street southeast corner 73rd Avenue, Block 7732, Lot 2; 73-45 and 73-55 210th Street northeast corner 75th Avenue, Block 7732, Lot 150, Bayside, Borough of Queens.

**227-60-A**

**APPLICANT**—John J. Lynch and James J. Lyons, Jr., for 38-42 Renwick Street Realty Corporation, owner; United Paste and Glue Corporation, lessee.

**SUBJECT**—Application March 18, 1960—Appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—40-42 Renwick Street, east side, 75 feet south of Spring Street, Block 594, Lot 72, Borough of Manhattan.

**479-60-A**

**APPLICANT**—Aaron Halpern for The New Covenant Church of Christ, owner.

**SUBJECT**—Application June 24, 1960—Appeal from a decision of the Borough Superintendent—re area and height, frame building.

**PREMISES AFFECTED**—133-15 120th Avenue, northwest corner of 134th Street, Block 11697, Lot 31, South Ozone Park, Borough of Queens.

**512-60-A**

**APPLICANT**—Victor G. Madonia for John Brabenec, owner.

**SUBJECT**—Application July 7, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation Section 56 Subdivision 1, Section 171 Subdivision 1 and



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DECEMBER 20, 1960, 2 P.M.

Section 193 of the Multiple Dwelling Law re—frame dwelling, conversion into multiple dwelling.  
PREMISES AFFECTED—34-29 30th Street, east side, 265.22 feet south of 34th Avenue, Block 607, Lot 16, Astoria, Borough of Queens.

541-60-A

APPLICANT—E. Richard Crino for Danny Dow, owner.  
SUBJECT—Application July 15, 1960—Appeal from a decision of the Borough Superintendent—re Frame building, conversion to store.  
PREMISES AFFECTED—2462 Williamsbridge Road, east side, 176.59 feet south of Mace Avenue, Block 4449, Lot 72, Borough of the Bronx.

608-60-A

APPLICANT—Charles M. Spindler for Estate of Morris Greditor, owner.  
SUBJECT—Application August 11, 1960—Appeal from a decision of the Borough Superintendent—re Fire Escape.  
PREMISES AFFECTED—149 Spring Street, north side, 75 feet west of Wooster Street, Block 501, Lot 35, Borough of Manhattan.

673-60-A

APPLICANT—Paul Friedman for Harry Winston, owner; Harry Winston, Incorporated, lessee.  
SUBJECT—Application September 16, 1960—Appeal from a decision of the Borough Superintendent—re egress and exterior windows within 25 feet of non-fireproof building.  
PREMISES AFFECTED—718 5th Avenue, southwest corner of West 56th Street, Block 1271, Lot 41, Borough of Manhattan.

273-60-A

APPLICANT—Charles Giorlando, owner.  
SUBJECT—Application April 5, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 177, Subdivision 3 of the Multiple Dwelling Law—re rear yard.  
PREMISES AFFECTED—1358-1360 Clove Road, west side, and 9 Cayuga Avenue, east side, 84-10 feet south of Schoharie Street, Block 655, Lot 9, West Brighton, Borough of Richmond.

611-60-A

APPLICANT—Charles N. Whinston for 673 Madison Realty Corporation, owner.  
SUBJECT—Application August 31, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 172 (2a) of the Multiple Dwelling Law re—increase in height.  
PREMISES AFFECTED—673 Madison Avenue, northeast corner of East 61st Street, Block 1376, Lot 21, Borough of Manhattan.

646-60-A

APPLICANT—Charles N. Whinston for 673 Madison Realty Corporation, owner.  
SUBJECT—Application August 31, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 172 (2a) of the Multiple Dwelling Law re—increase in height.  
PREMISES AFFECTED—673 Madison Avenue, northeast corner of East 61st Street, Block 1376, Lot 21, Borough of Manhattan.

720-60-A

APPLICANT—Haus and Bresin for Frank McCauley, owner.  
SUBJECT—Application September 28, 1960—Appeal from a decision of the Borough Superintendent re—installation gasoline tanks.  
PREMISES AFFECTED—740 Atlantic Avenue, southwest corner of Carlton Avenue, Block 1170, Lot 35, Borough of Brooklyn.

MAX H. FOLEY, *Chairman.*

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 20, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

1010-54-SM

APPLICANT—American Steel Band Company, owner—3 hour floor construction.

792-55-SM

APPLICANT—Penn Metal Company, Inc., owner—steel joist.

260-59-SA

APPLICANT—E. B. Blue Company, owner—bake oven.

643-59-SM

APPLICANT—C. G. Paradee Company, Inc., owner—concrete admixture.

259-60-SM

APPLICANT—Karpen Steel Products, Inc., owner—1½ hour fire door.

448-60-SA

APPLICANT—The Vapor Recovery Systems Company, owner—liquid level limit switch.

531-60-SM

APPLICANT—Fastener Corporation, owner—staple gun and staples.

714-60-SM

APPLICANT—American International Tool Corp., owner—automatic stud driver.

792-60-SM

APPLICANT—American Steel Products Corp., owner—1½ hour fire door.

MAX H. FOLEY, *Chairman.*

JANUARY 10, 1961, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 10, 1961, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

790-59-BZ

APPLICANT—Saul S. Nevins for Colgate Realty Corporation, owners; Tremont Chevrolet Company, Incorporated, lessee.

SUBJECT—Application November 27, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of passenger type motor vehicles, sale of cars and accessory office.

PREMISES AFFECTED—948 Evergreen Avenue, northeast corner of Story Avenue, Block 3659, Lot 1, Borough of The Bronx.

Laid over from November 22, 1960 to January 10, 1961, for hearing; applicant to send new 20-day notices.

523-60-BZ

APPLICANT—Crinnion and Crinnion for Antonio Isabella, owner.

SUBJECT—Application July 8, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a non-storage garage for a term of fifteen (15) years.

PREMISES AFFECTED—966 Sacket Avenue, south side, 331.17 feet east of Bronxdale Avenue, Block 4062, Lot 46, Borough of The Bronx.



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## 571-60-BZ

APPLICANT—Bernard W. Guenther for St. Paul's Evangelical Lutheran Church, owner.

SUBJECT—Application July 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of an extension to the present church to provide for expanded church facilities, without the required setbacks.

PREMISES AFFECTED—102-08 129th Street, west side, from 102nd Road to 102nd Avenue, Block 9495, Lot 141, Richmond Hill, Borough of Queens.

## 144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein for David E. Meltzer and Alvin Greenstein, owners.

SUBJECT—Application October 26, 1956, decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of the premises for light manufacturing as permitted in a business use district.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza) Block 803, Lot 13, Long Island City, Borough of Queens.

## 201-52-BZ—Vol. II

APPLICANT—Edward K. Pincus for Louis Coppola and Michael Cafiero, owners; Neptune Boat Station, lessee.

SUBJECT—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline selling station for marine service only in conjunction with present boat showroom and sale and repair of motor boats.

PREMISES AFFECTED—2021-2027 Neptune Avenue, northeast corner of West 21st Street, Block 6992, Lots 47 and 49, Borough of Brooklyn.

## 615-60-BZ

APPLICANT—James E. Vassalotti for James, Dominick, and Joseph Garone, owners.

SUBJECT—Application August 9, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of the premises for the sale and display of new and used cars with a 10 feet attendant's shanty and the parking and storage of less than 150 motor vehicles with business signs for a term of ten (10) years.

PREMISES AFFECTED—84-02 to 84-46 (84-10 official) South Conduit Avenue, south side, from 84th Street to 86th Street, 84-01 to 84-27 and 85-01 to 85-19 149th Avenue and 137-41 to 137-51 84th Street, 137-44 to 137-50 86th Street, Block 11390, Lots 1, 11 and 25, Aqueduct, Borough of Queens.

## 677-60-BZ

APPLICANT—A. H. Salkowitz for Max I. Wohl, owner.

SUBJECT—Application September 16, 1960—decision of the Borough Superintendent, under Sections 7f, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic) minor motor vehicle repairs, office and sales room, parking of cars awaiting service, ground sign with curb cut within 75 feet of a residence use district and without the required rear yard.

PREMISES AFFECTED—185-08 Union Turnpike, southeast corner, of Chevy Chase Street, Block 7256, Lot 85, Hollis, Borough of Queens.

## 652-60-BZ

APPLICANT—Victor G. Madonia for Joseph Cecala, owner.

SUBJECT—Application August 29, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning

Resolution, to permit in an E-1 area district, the erection of a one story, one family, class 3 dwelling, with less than the required 10 feet setback from one of the streets and a side yard of 4'-0" instead of the required 5'-0".

PREMISES AFFECTED—158-20 45th Avenue and 45-02 159th Street, southwest corner, Block 5437, Lot 54 Tent, Flushing, Borough of Queens.

## 455-60-BZ

APPLICANT—Abraham Farber for Annette Weinstein, owner.

SUBJECT—Application June 14, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit the use of a vacant lot, in a residence use district as a parking lot for more than five (5) pleasure cars, for a term of five (5) years.

PREMISES AFFECTED—1535 Shakespeare Avenue, west side, 159.72 feet south of Featherbed Lane, Block 2873, Lot 109, Borough of The Bronx.

## 581-60-BZ

APPLICANT—Crinnion & Crinnion for Dorothy Steelman, owner; Sidney Frisch, lessee.

SUBJECT—Application July 28, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of the second floor of a two story building presently occupied for stores and offices to store and factory.

PREMISES AFFECTED—742 East Tremont Avenue, south side, 115 feet east of Clinton Avenue, Block 2951, Lot 53, Borough of The Bronx.

## 412-60-BZ

APPLICANT—Irving Finkel for 2846 West 21st Street Corporation, owner.

SUBJECT—Application May 20, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a one story extension to an existing building and change the occupancy from a chicken market to manufacturing of formica table tops using power drills and saws and hand power saws.

PREMISES AFFECTED—2846-2848 West 21st Street, west side, 350 feet north of Mermaid Avenue, Block 7017, Lot 27, Borough of Brooklyn.

## 733-60-BZ

APPLICANT—Maxwell H. Tretter for The Mount Sinai Hospital, owner.

SUBJECT—Application September 30, 1960—decision of the Borough Superintendent, under Sections 7c and 7g of the Zoning Resolution, to permit in a retail and residence use district, the extension into the residence portion of the premises of a proposed parking lot to be used in conjunction with the adjoining parking lots, a section of the proposed parking lot will be developed with a multiple dwelling within five (5) years.

PREMISES AFFECTED—3-19 East 101st Street, north side, 95 feet west of Madison Avenue, Block 1607, Lot 5, Borough of Manhattan.

## 814-60-BZ

APPLICANT—Lama, Proskauer and Prober for New York Central & N.Y., New Haven and Hartford Railroad, owner; Vanderbilt Bowling Corporation, lessee.

SUBJECT—Application November 3, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a restricted retail use district, in an existing eight (8) story railroad terminal building, the erection of three intermediate floors in the waiting room, space to be occupied as bowling alleys, sports area, dining room, bar and lounge, kitchen and snack bar.

PREMISES AFFECTED—71-105 East 42nd Street and 1-31 Vanderbilt Avenue, northeast corner Block 1280, Lot 1, Borough of Manhattan. (Grand Central Terminal).



# CALENDAR

## 11-37-BZ—Vol. I

APPLICANT—Shanley and McKegney for E. M. V. Corp., owner.

SUBJECT—Application reopened November 29, 1960 for consideration as to extension of term of variance, expires December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting partly in a business use and partly in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—6007-6023 Broadway, northwest corner of Spuyten Duyvil Parkway, northeast corner of Post Road, Block 3415, Lots 1275, 1305 and 1307, Borough of The Bronx.

## 698-53-BZ—Vol. II

APPLICANT—John F. Fitzsimmons for Helen C. Goubeaud, Executrix for the Estate of Charles J. Goubeaud, owner.

SUBJECT—Application reopened November 29, 1960 for consideration as to extension of term of variance, expires June 22, 1964—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the extension of a professional use, including dwelling professional office, kennels and 1 car garage.

PREMISES AFFECTED—204-18 46th Avenue, south side, 142.91 feet east of 204th Street, Block 7304, Lot 17 (formerly Lots 15 and 17), Bayside, Borough of Queens.

## 524-50-BZ

APPLICANT—Larry Meltzer for John Massabni and George Massabni, Jr., owners.

SUBJECT—Application reopened November 29, 1960 for consideration as to extension of term of variance, expires December 5, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district, the use of the 2nd and 3rd floors as manufacturing.

PREMISES AFFECTED—4808-4810 4th Avenue, west side, 50 feet 2 inches south of 48th Street, Block 773, Lot 40, Borough of Brooklyn.

## 915-54-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Derma Corp., owner.

SUBJECT—Application reopened November 29, 1960 for consideration as to extension of term of variance, expired June 14, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the proposed extension in area of an existing parking lot, for parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—233-245 West 22nd Street, north side, 260 feet 9½ inches west of 7th Avenue, Block 772, Lots 23, 24, 25, 26, 27 and 28, Borough of Manhattan.

The following case was laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 442-60-BZ

APPLICANT—Lama, Proskauer and Prober for Palisades Apts. Incorporated, owner.

SUBJECT—Application June 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling exceeding the allowable floor area.

PREMISES AFFECTED—2520-2540 (2530 official) Independence Avenue, south side, 160.14 feet east of Palisade Avenue, 2400-2450 Palisade Avenue and 2401-2441 Bradley Terrace, Block 3407, Lots 2, 212, 220, Borough of The Bronx.

MAX H. FOLEY, *Chairman.*

Hearing closed—Laid over from November 9, 1960 to January 10, 1961, at request of applicant.

## JANUARY 10, 1961, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 10, 1961, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 1004-55-A—Vol. II

APPLICANT—Hady H. Craigwell for Mitchell-Royal Post 1095, Incorporated, American Legion, owner.

SUBJECT—Application reopened November 1, 1960 as Volume II—Appeal from a decision of the Borough Superintendent—re frame building—and egress.

PREMISES AFFECTED—1081 Boston Road, west side, 137.6 feet south of East 166th Street, Block 2607, Lot 67, Borough of The Bronx.

## 687-60-A

APPLICANT—Crinnion and Crinnion for Libby Goldstein, owner.

SUBJECT—Application September 20, 1960—Filed pursuant to Section 35 of the General City Law—re construction in bed of mapped street—Sedgwick Avenue.

PREMISES AFFECTED—2280 Sedgwick Avenue, east side, 320.41 feet south of West Fordham Road, Block 3225, Lot 143, Borough of The Bronx.

## 688-60-A

APPLICANT—Max Gottesman, owner; Checkmaster, Incorporated, lessee.

SUBJECT—Application September 20, 1960—Appeal from an order and a decision of the Fire Commissioner re—bars on windows.

PREMISES AFFECTED—302-304 East 111th Street, south side, 100 feet east of Second Avenue, Block 1682, Lots 47 and 48, Borough of Manhattan.

## 700-60-A

APPLICANT—Albert Melniker for Ecce Realty Company, Incorporated, owner.

SUBJECT—Application September 22, 1960—Appeal from a decision of the Borough Superintendent re—Marquee.

PREMISES AFFECTED—520-528 Bay Street and 40-50 Sand Street, southwest corner, Block 512, Lot 1, Stapleton, Borough of Richmond.

## 709-60-A

APPLICANT—Empire Hardware Company, lessee for J. Schiller, owner.

SUBJECT—Application September 26, 1960—Appeal from an order and a decision of the Fire Commissioner re—wet automatic sprinkler.

PREMISES AFFECTED—1307 Beach Channel Drive, northwest corner of Mott Avenue, Block 15661, Lot 1, Far Rockaway, Borough of Queens.

## 741-60-A

APPLICANT—Crinnion and Crinnion for 37 Holding Corporation, owner.

SUBJECT—Application October 5, 1960—Appeal from a decision of the Borough Superintendent re—review of decision of the Borough Superintendent—Class B use.

PREMISES AFFECTED—512-516 West End Avenue and 282 West 85th Street, southeast corner, Block 1232, Lot 61, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, NOVEMBER 29, 1960, 10 A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon November 15, 1960 were approved as printed in the Bulletin of November 24, 1960, Vol. 45, No. 47.

### 695-29-BZ—Vol. III

APPLICANT—James E. Vassalotti for Louis Curcio, owner.

SUBJECT—Application June 23, 1960, decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district the extension in use of the existing gasoline and oil selling station and auto greasing to include the added uses of lubritorium, minor auto repairs with hand tools only, non-automatic car washing, storage room, office and sales and parking and storage of motor vehicles.

PREMISES AFFECTED—3191-3199 Westchester Avenue (3191 official) southwest corner of Wilkinson Avenue, Block 5235, Lot 36, Borough of The Bronx.

#### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to December 13, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 14-37-BZ—Vol. III

APPLICANT—Victor E. Block for Celia T. Benjamin, owner; East Coast Auto Painting, lessee.

SUBJECT—Application reopened April 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the continuance of the present uses of non-storage garage for more than ten (10) cars awaiting repairs, body and fender repairs, spraying and use of oxygen and acetylene and the elimination of the uses of automobile showroom and automobile repair shop with the mechanical testing and relining of brakes.

PREMISES AFFECTED—1665-1675 Jerome Avenue, west-side, 150 feet north of Featherbed Lane, Block 2861, Lot 35, Borough of The Bronx.

#### APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: Mrs. John Hickey.

ACTION OF BOARD—Laid over to December 13, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 886-48-BZ—Vol. II

APPLICANT—Leonard Joseph for Seagirt Realty Co., owner; Arverne Auto and Fender Works, Inc., lessee.

SUBJECT—Application reopened October 18, 1960 for consideration as to extension of term of variance as to welding, expired May 24, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district the continuation of existing body and fender repair shop, spraying, painting and welding. (Zoning changed to manufacturing use.)

PREMISES AFFECTED—71-10 Beach Channel Drive, west side, 156.78 feet north of Beach 72nd Street and 348 Beach 72nd Street, Block 537, Lot 14, Arverne, Borough of Queens.

#### APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to December 13, 1960, at 10 A. M. for applicant to file decision of Borough Superintendent and for decision of the Board; applicant to be notified.

### 473-55-BZ

APPLICANT—Selma Caplan, owner.

SUBJECT—Application reopened November 1, 1960 for consideration as to extension of time to complete, expired June 30, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a retail use district, a one-story and cellar building of an area contrary to Section 14 of the Zoning Resolution.

PREMISES AFFECTED—2901-2907 Bruckner Boulevard and 3399 East Tremont Avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx.

#### APPEARANCES—

For Applicant: Selma Caplan.

For Opposition: None.

ACTION OF BOARD—Laid over to December 6, 1960, at 10 A. M. for further information from the Triborough Bridge and Tunnel Authority; hearing closed.

### 188-59-BZ—Vol. II

APPLICANT—Max Siegel Associates for Turbal Realty Corporation, owner.

SUBJECT—Application reopened October 4, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, for a period of 15 years, construction of a gasoline service station with accessory uses including minor motor vehicle repairs.

PREMISES AFFECTED—1-3 Cooper Square and 55 East 4th Street, northeast corner, Block 460, Lot 1, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Elsa Steinert.

ACTION OF BOARD—Laid over to December 13, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 846-59-BZ

APPLICANT—Herman Kron for L.B. Oil Company Incorporated, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the present uses to include car wash, auto repairs, sales of accessories and used cars, ground sign and parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—32-54 Highland Boulevard and 1731-1741 Bushwick Avenue, northeast corner of Gillin Place, Block 3481, Lots 16 and 7, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Laid over to December 13, 1960, at 10 A. M. for decision; revised drawing to be filed by applicant; hearing closed.

### 269-60-BZ

APPLICANT—Charles M. Spindler for Anna Grimaldi, owner.

SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the continuance of a factory occupancy and also to permit the erection of a one story extension, approximately 15 x 40, connecting the front and rear building on the same lot.

PREMISES AFFECTED—108-39 46th Avenue, north side, 350 feet east of 108th Street, Block 2001, Lot 66, Corona, Borough of Queens.

#### APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to December 13, 1960, at 10 A. M. for inspection and decision; hearing closed.



# MINUTES

## 295-60-BZ

APPLICANT—Arnold W. Lederer for C and E Electrical Appliance, owner.

SUBJECT—Application April 20, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the construction of a one story extension at the rear of the existing two story and cellar building, extend the front to the side lot line, expand the present use of sales, and storage of electrical appliances.

PREMISES AFFECTED—14 Duryea Place, south side, 173 feet 4 inches west of East 22nd Street, Block 5132, Lot 59, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Arnold W. Lederer.

For Opposition: Robert Gnam.

ACTION OF BOARD—Laid over to December 13, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 354-60-BZ

APPLICANT—Charles M. Spindler for Reo Properties, Incorporated, owner; Socony Mobil Oil Company Incorporated, lessee.

SUBJECT—Application May 10, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted use district, extending into a business use district, the erection of a gasoline service station together with its accessory uses of lubritorium, auto washing, non-automatic, office sales of accessories, minor repairs with hand tools only, safety inspection, parking and storage of motor vehicles and ground sign.

PREMISES AFFECTED—3912-3934 New Utrecht Avenue and 929-943 40th Street, northwest corner, Block 5583, Lots 18 and 30, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Frank Keeton, Gus Leotta, Murray Waxman, Frances D. Furman and Marvin B. Furman.

ACTION OF BOARD—Laid over to December 20, 1960, applicant to send out new twenty-day notices.

## 442-60-BZ

APPLICANT—Lama, Proskauer and Prober for Palisades Apts. Incorporated, owner.

SUBJECT—Application June 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling exceeding the allowable floor area.

PREMISES AFFECTED—2520-2540 (2530 official) Independence Avenue, south side, 160.14 feet east of Palisade Avenue, 2400-2450 Palisade Avenue and 2401-2441 Bradley Terrace, Block 3407, Lots 2, 212 and 220, Borough of the Bronx.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Osborne McKegney, Max Levine and Albert N. Morgan.

ACTION OF BOARD—Laid over to January 10, 1961, at 10 A.M. at request of applicant; hearing previously closed.

## 488-60-BZ

APPLICANT—Dominick Salvati and Son for Big Ben Incorporated, owner; Muffler King Incorporated, lessee.

SUBJECT—Application June 29, 1960—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the change in use of the first floor, from storage, to the removal and installation of motor vehicle mufflers and tail pipes, with the use of propane or acetylene torches with office on the first floor; the occupancy of the second floor, now used for offices and storage, will not be changed.

PREMISES AFFECTED—140-46 Queens Boulevard, west side, 116.7 feet north of Jamaica Avenue, Block 9619, Lot 28, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Laid over to December 13, 1960, at 10 A.M. for reinspection and decision; hearing previously closed.

## 535-60-BZ

APPLICANT—Lama, Proskauer and Prober for Evelyn Schwartz and Emily Tolentino, owners.

SUBJECT—Application July 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, utility room, office and sales, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—586-606 Conduit Boulevard and 519-529 Autumn Avenue, southeast corner, and 2813-2829 Pitkin Avenue, Block 4219, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama and Maurice C. Greenberg.

For Opposition: None.

ACTION OF BOARD—Laid over to December 13, 1960 at 10 A.M. for inspection and decision; hearing closed.

## 569-60-BZ

APPLICANT—Elliot Saltzman for Ferdinand Giordano, owner.

SUBJECT—Application July 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the existing gasoline service station, the relocation of the pumps and the additional uses of minor auto repairs, ignition, carburetor work and lubrication.

PREMISES AFFECTED—6314-6324 Fort Hamilton Parkway and 935-943 64th Street, northwest corner, Block 5736, Lot 28, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Elliott Saltzman.

For Opposition: None.

ACTION OF BOARD—Laid over to December 13, 1960, at 10 A.M. for inspection and decision; applicant to correct drawings; hearing closed.

## 833-60-A

APPLICANT—William H. S. Tripp, Acting Borough Superintendent, Borough of Queens.

OWNER OF PREMISES: John Anzalone.

SUBJECT—Application November 9, 1960—Revocation of Certificate of Occupancy #Q31833 dated December 7, 1944, issued re—Alteration 912-44.

PREMISES AFFECTED—111-59 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lot 65, Corona, Borough of Queens.

### APPEARANCES—

For Applicant: Elias Skriloff.

For Owner—Robert T. Groh, Paul Peluso and John Anzalone.

ACTION OF BOARD—Laid over to December 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 593-60-BZ

APPLICANT—Burke & Groh for John Anzalone, owner.

SUBJECT—Application August 3, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, D area district, the continuance of the present use of the existing frame building for office, the masonry shed for storage, the metal garage and mechanical concrete loader and the sale of ready mixed concrete with the masonry storage shed and metal garage in the rear yard, in a D area district.



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**PREMISES AFFECTED**—111-59 to 111-69 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lots 62, 63, 64 and 65, Corona, Borough of Queens.

## APPEARANCES:

For Applicant: Robert T. Groh, John Anzalone, Paul Peluso, Morris Gellman and Jerrold I. Ehrlich.

For Opposition: Robert J. Gill, P. McGovern, John Barattelli, M. McGovern, D. Demasco, J. McGovern and J. J. McGovern.

**ACTION OF BOARD**—Laid over to December 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 594-60-A

**APPLICANT**—Burke and Groh for John Anzalone, owner.

**SUBJECT**—Application August 3, 1960—appeal from a decision of the Borough Superintendent re—frame building, business use, metal building.

**PREMISES AFFECTED**—111-59 to 111-69 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lots 62, 63, 64 and 65, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh, John Anzalone, Paul Peluso and Jerrold I. Ehrlich.

**ACTION OF BOARD**—Laid over to December 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 631-60-BZ

**APPLICANT**—Paul Friedman for Vincent Terranova, owner; Mobil Oil Company (conditional), lessee.

**SUBJECT**—Application August 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto-washing, non-automatic lubricatorium, office, sale of auto accessories, minor repairs with hand tools only, parking of cars awaiting service (pleasure cars only) and a ground sign, for a term of fifteen (15) years.

**PREMISES AFFECTED**—77-01 to 77-09 (77-05 official) 31st Avenue and 30-61 to 30-69 77th Street, northeast corner, Block 1126, Lot 40, Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Louis C. Moser, Thomas A. Duffy, C. Albert Parente, Hyman Muss, Mrs. Joseph Feola, Harold D. Appleton, Mrs. John Vassallo, Paul Tutone, K. J. Kontos, Marie Arco, Charlotte Muenchmeyer, Katharina Hauser, Liba Bratter, Alfredo and Genaveva Crovella, Anthony Palomba, Henry and Dorothy Vial, Nicos E. Slylianov, Jules G. Sabbatino, Grace Keechian, and others.

**ACTION OF BOARD**—Laid over to December 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 683-60-BZ

**APPLICANT**—Victor E. Block for Harry Appleman, owner.

**SUBJECT**—Application September 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, pleasure cars only.

**PREMISES AFFECTED**—2013-2017 Prospect Avenue, west side, 20 feet south of East 179th Street, Block 3093, Lots 24, 25 and 26, Borough of the Bronx.

## APPEARANCES—

For Applicant: Victor E. Block and Harry Appleman.

For Opposition: Robert August.

**ACTION OF BOARD**—Laid over to December 13, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 204-24-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Michael DeLaurenzo, owner; Sunrise Waste Material Co., lessee.

**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of term of variance, expired November 22, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the extension in use of a building for a junk shop and a loading platform on adjoining lot to be used in conjunction with junk shop.

**PREMISES AFFECTED**—475-479 Hemlock Street, east side, 129 feet 7½ inches south of Liberty Avenue, Block 4200, Lots 8 and 9, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Term of variance extended.

## THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on October 23, 1951 as amended November 22, 1955, this application—Vol. III—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation November 22, 1960; and

WHEREAS, this application was reopened on November 1, 1960 and set for hearing on November 29, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 29, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated September 15, 1960 acting on Alt. Applic. No. 2893-50, reads:

"As a term of variance under Board of Standards & Appeals Cal. #204-24-BZ, Vol. III expires on Nov. 22, 1960, proposed extension of term of variance is referred to the Board of Standards & Appeals."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 23, 1951, as amended through November 22, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five years from the date of this amended resolution, to permit .....; on condition that the provisions of Section 7B of the Zoning Resolution shall be complied with; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 718-28-BZ—Vol. III

**APPLICANT**—Robert J. Crinnion for 1540 Concourse Corporation, owner; Hellman Funeral Chapels Incorporated, lessee.

**SUBJECT**—Application reopened December 15, 1959 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the extension of the area of the present funeral chapel by the addition of an adjoining store.

**PREMISES AFFECTED**—1532-1540 Grand Concourse, east side, 268.82 feet south of Mount Eden Parkway, Block 2821, Lot 13, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1960 after due notice by publication in the



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Bulletin; laid over to November 29, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 20, 1959 acting on Alt. Applic. No. 1108-59, reads:

"1. Extension of funeral chapel located in a residence use district is contrary to Art. II Sect. 3 of the Z.R. and Bd. of S & A Cal. #718-28-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a residence use district, the extension of the area of the present funeral chapel by the addition of an adjoining store, *on condition* that the work shall conform with drawings filed with this application dated November 20, 1959, 12 sheets and October 6, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 122-31-BZ—Vol. II

APPLICANT—Irving M. Getnick for Arthur Saracino and Cecelia Saracino, owners.

SUBJECT—Application reopened November 1, 1960 for consideration as to extension of term of variance, expired November 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district (now local retail), the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—141-03 Lakewood Avenue (formerly 141-09 Lincoln Avenue), northwest corner of 142nd Street, Block 10069, Lot 134 (formerly Block 1122, Lot 134, South Jamaica, Borough of Queens).

APPEARANCES—

For Applicant: Irving M. Getnick.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, on March 31, 1936 as thereafter amended through November 15, 1955, this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation November 15, 1960; and

WHEREAS, this application was reopened on November 1, 1960 and set for hearing on November 29, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 29, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated September 27, 1960 acting on Alt. Applic. No. 733-31, reads:

"1. The proposed extension of variance for a gasoline service station and the addition of a grease rack on a lot in a local retail use district is contrary to Art. 2, Sec. 4-D of the Z.R. and to the resolution of the Board under Cal. #122-31-BZ. The present variance expires on Nov. 15, 1960."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 31, 1936, as amended through November 15, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five years from the date of this *amended* resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 605-40-BZ

APPLICANT—Abram Shlefstein for Estate of Seymour Brick, deceased; Raymond Brick and Doris Chodorow, owners.

SUBJECT—Application reopened November 1, 1960 for consideration as to extension of term of variance, expired October 31, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district, the alteration and extension of an existing gasoline service station.

PREMISES AFFECTED—20-40 Grand Street Extension and 255-265 South 4th Street, southeast corner, Block 2434, Lots 28, 32 and 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abram Shlefstein.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, on October 22, 1940 as amended October 31, 1950, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation October 31, 1960; and

WHEREAS, this application was reopened on November 1, 1960 and set for hearing on November 29, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 29, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated September 28, 1960 acting on N.B. Applic. No. 1116-40, reads:

"1. The proposed gasoline service station and accessory building for office, laundry and lubritorium in a Business use district is contrary to Art. II Sec. 4a sub. 46 of the Zoning Resolution.

Note: C. O. will expire 10/31/60 under Res. 605-40-BZ, Bul. 49 Vol. 35."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 22, 1940, as amended through October 31, 1950, only as to the term of the variance, so that as amended it shall read:

"granted for a term of fifteen years from the date of this *amended* resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 1212-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Frank Damato and Maria Damato, owners.

SUBJECT—Application reopened June 1, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7i and 7b of the Zoning Resolution, to permit in a retail and residence use district, the use of the premises as a motor vehicle repair shop with ignition and carburetor service and the continuance of the legal use of parking and storage of motor vehicles of the pleasure car type on the vacant portion of the plot.

PREMISES AFFECTED—1061 Montgomery Street, north side, 30 feet, 9¼ inches west of East New York Avenue



# MINUTES

and 46-48 Ford Street, west side, 73 feet, 5/8 inches north of East New York Avenue, Block 1420, Lots 51 and 59, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1960 after due notice by publication in the Bulletin; laid over to November 29, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 24, 1960 acting on Alt. Applic. No. 469-60, reads:

"1. The alteration and change of use from an existing two (2) car garage (accessory to dwelling) and Parking and Storage of more than five (5) motor vehicles (pleasure car type) in open area of premises to— Motor Vehicle Repair Shop, hand tools only, ignition and carburetor servicing and Parking and Storage of more than five (5) motor vehicles (pleasure car type) in open area of premises located partly in a Residence Use District and partly in a Retail Use District is contrary to Art. II, Section III and Section 4A of the Zoning Resolution.

Note: These premises were subject to Board of Standards and Appeals Cal. No. 1212-40-BZ."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, i and b of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e, i and b, to permit in a retail and residence use district, the use of the premises as a motor vehicle repair shop with ignition and carburetor service and continuance of the legal use of parking and storage of motor vehicles of the pleasure car type on the vacant portion of the plot, for a period of two years, *on condition* that the work shall conform with drawings filed with this application dated April 20, 1960, 6 sheets; that the sign on the Montgomery Street front shall not be more than five square feet in area and shall be non-illuminated; that the sign on Ford Street shall be limited to the requirements of the Department of Licenses; that all laws, rules and regulations applicable shall be complied with; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 91-47-BZ

APPLICANT—Lionel K. Levy for Victor Keppler, owner.

SUBJECT—Application reopened November 1, 1960 for consideration as to extension of term of variance, expires April 15, 1962—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use, B-area district, the photographic studio, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—155 East 35th Street, north side, 171 feet west of 3rd Avenue, Block 891, Lot 34, Borough of Manhattan.

## APPEARANCES—

For Applicant: Lionel K. Levy, Victor Keppler and Carlo F. Marano.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on April 15, 1947, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant states that the conditions on the site of the above mentioned premises are substantially the same as when the variance was originally granted; that very little change has been made in the surrounding area with the exception of two new buildings on the northwest and southwest corners of East 35th Street and Third Avenue; that they have checked with the City Planning Commission and there has been no change in the use, area and height designations; that it is respectfully requested that this variance be extended for an additional 15 years for the same use; that this request is made at this time because of client renewal agreements; that it is imperative that he continue in his profession at this location; that the neighbors within the affected area have no objection to this extension; that the owner has always been one of the most enthusiastic members of our community and was instrumental in obtaining the first trees along our street, and has always helped to maintain the residential character of the neighborhood; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation on April 15, 1962; and

WHEREAS, this application was reopened on November 1, 1960 and set for hearing on November 29, 1960, at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated September 9, 1960 acting on Alt. Applic. 605-58, reads:

"BSA res. Cal. #91-47-BZ as amended establishes a variance until 4/15/62— any extension beyond that date must be considered by BSA."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1947, only as to the term of the variance, so that as amended it shall read:

"granted for a term of fifteen years from the date of this *amended* resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 437-50-BZ

APPLICANT—Andrew Di Camillo for Charles Resnikoff, owner; John Scopelliti, lessee.

SUBJECT—Application reopened November 1, 1960 for consideration as to extension of term of variance, expired October 11, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced.

PREMISES AFFECTED—8678 (8676 displayed) 18th Avenue, west side, 50 feet north of Benson Avenue, Block 6368, Lot 60, Borough of Brooklyn.

## APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on October 31, 1950 as amended October 11, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation October 11, 1960; and



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WHEREAS, this application was reopened on November 1, 1960 and set for hearing on November 29, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 29, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated August 24, 1960 acting on Alt. Applic. No. 2118-50, reads:

"1. Proposed extension of term of variance, under Cal. #437-50-BZ is referred to the Board of Standards & Appeals."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 31, 1950, as amended through October 11, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five years from the date of this *amended* resolution, to permit . . . ; *on condition* that the repairs in the building shall be made with hand tools only; that the fence along the street front shall be put in proper repair; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 876-52-BZ—Vol. II

APPLICANT—Saul Goldsmith for 29 Clay Street Corporation, owner.

SUBJECT—Application reopened June 14, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension to an existing factory building extending into the residence use portion of the plot exceeding the permitted area coverage and to be used entirely for warehouse purposes.

PREMISES AFFECTED—71-08 51st Avenue and 51-01 to 51-11 71st Street, southeast corner and 51-02 to 51-10 72nd Street, Block 2460, Lots 7 and 9, Winfield, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker . . . . . 4

Negative: . . . . . 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1960 after due notice by publication in the Bulletin; laid over to November 22, 1960 for inspection and decision; hearing closed; then to November 29, 1960 for applicant to submit revised drawings and for decision; and

WHEREAS, the decision of the Borough Superintendent, dated April 12, 1960 acting on Alt. Applic. No. 2511-59, reads:

"1. The proposed extension in the residence portion of a plot partially in a business use district and partially in a residence use district is contrary to Art. II, Sect. 3 of the Zone Resolution.

2. The area of coverage for plot in a C area district exceeds the allowable under Art. IV Sec. #13 of the Zone Resolution.

3. The proposed extension of the existing building is contrary to the decision of the B. S. & A. Re: Cal. #876-52-BZ."

and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and

that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension to an existing warehouse building extending into the residence use portion of the plot, exceeding the permitted area coverage and to be used entirely for warehouse purposes *on condition* that the work be done in accordance with drawings filed with this application, dated November 28, 1960, 7 sheets, revised; *on further condition* that there be no factory use in the building; that there be a woven wire fence constructed across the open area on the 71st Street front 5 feet back from the 71st Street building line and continued east to the rear lot line of the residences on 72nd Street; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 899-54-BZ

APPLICANT—Philip P. Agusta for Virginia Faraldo and Anna Faraldo, owners.

SUBJECT—Application reopened November 1, 1960 for consideration as to extension of term of variance, expired October 11, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the use of said premises as a junk yard.

PREMISES AFFECTED—239-251 Skillman Avenue, north side, 150 feet west of Kingsland Avenue, Block 2884, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip P. Agusta and Joseph Faraldo.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker . . . . . 4

Negative: . . . . . 0

THE RESOLUTION—

WHEREAS, on October 11, 1955 as amended May 22, 1956, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation October 11, 1960; and

WHEREAS, this application was reopened on November 1, 1960 and set for hearing on November 29, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 29, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1960 acting on Alt. Applic. No. 1034-54, reads:

"As Board of Standards & Appeals variance under Cal. #899-54-BZ expires on Oct. 11, 1960 proposed extension for a period of five years is referred to Board of Standards & Appeals."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 11, 1955, as amended through May 22, 1956 only as to the term of variance, so that as amended it shall read:

"granted for a term of five years from the date of this *amended* resolution, to permit . . . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."



# MINUTES

## 602-57-BZ—Vol. II

APPLICANT—Robert Gottlieb for Rose Gscheidle, owner.  
SUBJECT—Application reopened May 10, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story, Class 3 building to be used for the storage and transshipping of merchandise and continue the present parking of motor vehicles for a term of ten (10) years.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

### APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox, and Commissioner Becker ..... 4

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 1, 1960 after due notice by publication in the Bulletin; laid over to November 15, 1960 at the request of an objector; then to November 29, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1960 acting on N.B. Applic. No. 359-60, reads:

"1. The proposed trucking terminal in a residence use district is contrary to Art. II, Sec. 3 of the Z.R.

2. The proposed driveway in a residence use district is contrary to Art. II, Sec. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 359-60, Objection Nos. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 115-59-BZ—Vol. II

APPLICANT—Robert J. Crinnion for Gerald Corporation, owner.

SUBJECT—Application reopened July 6, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the parking and storage of more than five (5) motor vehicles in the residence use portion of the plot.

PREMISES AFFECTED—1776-1784 Longfellow Avenue, eastside, 80 feet north of East 174th Street, Block 3011, Lots 5, 9 and 10, Borough of The Bronx.

### APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 29, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated May 25, 1960 acting on Alt. Applic. No. 990-58, reads:

"1. Extension of parking lot in a residence use district is contrary to Art. II Sect. 3 of the Z.R. and Bd. of S & A Cal. #115-59-BZ."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted*, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the parking and storage of more than five motor vehicles in the residence use portion of the plot *on condition* that the work be done in accordance with drawings filed with this application dated May 26, 1960, 2 sheets, and October 19, 1960, one sheet; and on the *further condition* that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 103-60-BZ

APPLICANT—Herman Kron for Marine Theatre Holding Company, owner.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of additional stores, which exceeds the permitted area coverage.

PREMISES AFFECTED—3149-3173 (3171 official) Whitney Avenue, and 2259-2271 Plumb 1st Street, northeast corner, Block 7527, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox, and Commissioner Becker ..... 4

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 11, 1960 after due notice by publication in the Bulletin; laid over to November 15, 1960; applicant to send out new twenty day notices; then to November 29, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 8, 1960 acting on Alt. Applic. No. 112-60, reads:

"1. Proposed extension to building in a D area zone exceeds permitted percentage of coverage and therefore violates Article IV, PP. 14 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 112-60, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 297-60-BZ

APPLICANT—Lama, Proskauer and Prober for John Salvato, owner.

SUBJECT—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the use of the premises as a motor vehicle repair shop, including collision work, touch up painting with the use of acetylene torch and electric welding and the parking and storage of motor vehicles awaiting service in the rear yard for a term of ten (10) years.

PREMISES AFFECTED—638-640 Utica Avenue, west side, 107 feet 2½ inches south of Winthrop Street, Block 4617, Lot 15, Borough of Brooklyn.



# MINUTES

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
and Commissioner Becker ..... 3

Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1960 after due notice by publication in the Bulletin; laid over to November 29, 1960 for inspection and decision; applicant to submit new drawing; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 6, 1960 acting on Alt. Applic. No. 568-60, reads:

"1. Proposed motor vehicle repair shop including collision and repairs, touch-up, painting, acetylene torch welding, body and fender repairs, rear yard for storage of motor vehicles awaiting service located on a lot partly within a Business use district and a residence use district is contrary to Article II, paragraph 3 and paragraph 4a, subsections 4 and 29 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and i, to permit in a business and residence use district, the premises to be used as a motor vehicle repair shop, including collision work, touch-up painting with the use of acetylene torch, electric welding and the parking and storage of motor vehicles awaiting service in the rear yard, for a term of ten years, *on condition* that the work shall conform with drawings filed with this application dated April 20, 1960, 3 sheets, September 28, 1960, 1 sheet and November 18, 1960, 1 sheet revised; *on further condition* that the ceiling of the repair shop shall be fire retarded; that the welding space shall be enclosed in a manner satisfactory to the Fire Department; that all laws, rules and regulations applicable shall be complied with; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 304-60-BZ

APPLICANT—James E. Vassalotti for Joseph Angelene, owner.

SUBJECT—Application April 22, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story and cellar building for use as a supermarket with loading and unloading, business sign and parking for patrons and employees' cars for a term of twenty-five (25) years.

PREMISES AFFECTED—2214-2244 Stillwell Avenue and 2-18 Bay 46th Street, southwest corner; and 11-57 27th Avenue, Block 6885, Lot 29, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1960 after due notice by publication in the Bulletin; laid over to November 29, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 5, 1960 as amended by decision dated May 18, 1960 acting on N.B. Applic. No. 546-60, reads:

"1. The proposed 'Super Market, Loading and Unloading, Parking for patrons and employees cars (no fee to be charged)', business sign and business entrance (curb cuts) in a lot located in a residence use district is contrary to Article II Section III of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit in a residence use district, the erection of a one story and cellar building for use as a supermarket with loading and unloading, business sign and parking for patrons' and employees' cars, for a term of twenty-five years, *on condition* that the work shall conform with drawings filed with this application dated May 25, 1960, 6 sheets; except that, *on further condition*, the curb cut on 27th Avenue shall be omitted and that the working drawings shall be submitted to the Board and approved by them before being submitted to the Building Department; that loading and unloading shall be done from the parking lot and not from the street; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 324-60-BZ

APPLICANT—Lama, Proskauer and Prober for Estate of Sam Minskoff, owner.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Sections 7c, 7A and 21 of the Zoning Resolution, to permit in a retail and residence use, D area district, the erection of a supermarket and stores, extending into the residence use district and exceeding the permitted area coverage for a retail use district in a D area district, with open parking, loading and unloading berths in the residence use portion of the plot and show windows, signs and business entrance over 3 feet 6 inches wide, within 75 feet of a residence use district.

PREMISES AFFECTED—97-26 to 97-42 63rd Road and 63-24 to 63-36 98th Street, southwest corner, and 97-37 to 97-39 63rd Drive, Block 2089, Lots 13, 19, 23, 25, 32 and 12, Rego Park, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: John E. Murphy and Rev. Sherman Farrell.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox, and Commissioner Becker..... 4

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 1, 1960 after due notice by publication in the Bulletin; laid over to November 29, 1960 for inspection and decision; revised drawings to be submitted by applicant; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 26, 1960 acting on N.B. Applic. No. 4728-59, reads:



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"1. The proposed structure exceeds the allowable coverage of the Retail Use district portion of plot in a "D" area district and is contrary to Art. IV Sect. 14(c) of the Zoning Resolution.

2. Proposed use of curb cuts and a portion of the building for business uses in the Residence Use district portion of plot is contrary to Art. II Sect. 3 of the Zoning Resolution.

3. Open parking and required loading and unloading berth for business uses in the Residential Use district portion of plot are contrary to Art. II Sect. 3 of the Zoning Resolution.

4. Proposed show windows, signs and business entrances over 3' 6" wide within 75 feet of a Residence Use district are contrary to Art. II Sect. 7A of the Zoning Resolution."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions c and A of the Zoning Resolutions; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 4728-59, Objection Nos. 1, 2, 3 and 4, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 326-60-BZ

APPLICANT—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

PREMISES AFFECTED—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Louis C. Moser.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 19, 1960 after due notice by publication in the Bulletin; laid over to September 20, 1960 for continued hearing and for inspection; then to October 11, 1960 for continued hearing; applicant to file revised drawing; then to October 25, 1960 for applicant to consult with owner in regard to further revision of drawings; then to November 15, 1960 for inspection and decision; hearing closed; then to November 29, 1960 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated April 28, 1960 acting on N.B. Applic. No. 383-60, reads:

"1. The proposed erection of a market, stores, parking, loading and unloading and signs on the Residence Use district portion of plot is contrary to Art. II Sect. 3 of the Zoning Resolution.

2. The area coverage is in excess of that permitted in a Residence-D district and is contrary to Art. IV Sect. 14 (c) of the Zoning Resolution.

3. Proposed curb cuts, for business use, on the Residence Use district portion of the plot is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket, occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot for a period of twenty-five years *on condition* that the work be done in accordance with drawings filed with this application, dated April 29, 1960, 2 sheets, October 14, 1960, 1 sheet, revised and November 18, 1960, 4 sheets revised, that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 346-60-BZ

APPLICANT—Lama, Proskauer and Prober for Seymour J. Koff, owner.

SUBJECT—Application May 5, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station, rearrangement of pump islands and extend the uses to include non-automatic car washing, minor auto repairs, office, sales, utility room and parking and storage of motor vehicles.

PREMISES AFFECTED—211-221 Tapscott Street and 14-24 Dumont Avenue, southeast corner, Block 3565, Lot 30, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama and Seymour J. Koff.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1960 after due notice by publication in the Bulletin; laid over to November 22, 1960 for inspection and decision; hearing closed; then to November 29, 1960 for decision; applicant to submit letter from Home of the Aged; and

WHEREAS, the decision of the Borough Superintendent, dated May 4, 1960 acting on N.B. Applic. No. 707-60, reads:

"1. Proposed reconstruction of the present Gasoline Service Station and the extension of uses to include Gasoline Service Station, Lubritorium, Car Washing, Minor Auto Repairs, Office and Sales, Utility Room, Parking and Storage of Motor Vehicles is contrary to Article II Section 4(a) (29) and (46) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee



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recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and i of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station, rearrangement of pump islands and extend the uses to include non-automatic car washing, minor auto repairs, office, sales, utility room and parking and storage of motor vehicles *on condition* that the work shall be done in accordance with drawings filed with this application, dated May 5, 1960, 3 sheets, and November 18, 1960, 2 sheets, revised; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 390-60-BZ

APPLICANT—Samuel Carr for Coppel Blechman, owner.  
SUBJECT—Application May 19, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the construction of a one story, Class 3 building, to be used for light manufacturing and sales with less than the required rear yard and parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—147-83 to 147-99 Farmers Boulevard, south side, 64.56 feet east of Rockaway Boulevard, Block 13364, Lots 15 and 20, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, and Commissioner Becker ..... 3

Negative: Commissioner Fox ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1960 after due notice by publication in the Bulletin; laid over to November 29, 1960 for inspection and decision, hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 9, 1960 acting on N.B. Applic. No. 1112-60, reads:

"1. Proposed sales, light manufacturing, office, loading dock and storage of motor vehicles in a residence use district is contrary to Sec. 3 of the Zoning Resolution.

2. A rear yard of 19 feet in an E-1 area district and a residence use district is contrary to Sec. 15 of the Zoning Resolution." and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 21, to permit in a residence use, E-1 area district, the construction of a one story, class 3 building, to be used for light manufacturing and sales, with less than the required rear yard and parking and storage of motor vehicles on the open area, for a term of 20 years, *on condition* that the

work shall conform with drawings filed with this application dated May 19, 1960, 3 sheets and October 6, 1960, 1 sheet; *on further condition*, that there shall be a hedge planted along the rear lot line inside the fence and the hedge shall be not less than 4 feet in height; that the manufacturing to be done in this building shall not be of a type that is noxious or offensive by reason of the emission of dust, odor, gas or noise; that all laws, rules and regulations applicable shall be complied with; and that all permits including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 473-60-BZ

APPLICANT—Michael Alfano for Suela Realty Corporation, owner.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles of the pleasure car type for a term of five (5) years.

PREMISES AFFECTED—656-658 Casanova Street, east side, 150 feet south of Spofford Avenue, Block 2765, Lot 195, Borough of the Bronx.

### APPEARANCES—

For Applicant: Frank Damiano.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1960 after due notice by publication in the Bulletin; laid over to November 29, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 7, 1960 acting on Alt. Applic. No. 442-60, reads:

"1. The proposed parking lot for motor vehicles located in a residence use district is contrary to Art. II Sec. 3 of the Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, to permit in a residence use district, the parking and storage of more than five motor vehicles of the pleasure car type for a term of five years, *on condition* that the work shall conform with drawings filed with this application dated June 22, 1960, 3 sheets; that proper bumpers shall be provided; that all laws, rules and regulations applicable shall be complied with; and that all permits including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 477-60-BZ

APPLICANT—H. E. Horwood and Louis B. Santangelo for Cliffsedge Realty Incorporated, owner.

SUBJECT—Application June 23, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district the maintenance of a non transient parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—1559 Undercliff Avenue and 1536-1540 Sedgwick Avenue, east side, 1068.43 feet south of West 176th Street, Block 2880, Lots 29, 43 and 45, Borough of The Bronx.



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## APPEARANCES—

For Applicant: H. E. Horwood.

For Opposition: None.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application November 15, 1960 after due notice by publication in the Bulletin; laid over to November 29, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 26, 1960 acting on Alt. Applic. No. 190-60, reads:

"1. Proposal to change the use of subject premises from 2 family dwelling and parking and storage of three motor vehicles accessory to dwelling (Residence Use District) to 2 family dwelling and storage and parking of more than five motor vehicles is contrary to Art. II Sect. 3 of the Zon. Resol. Note: C.O. 28048 covers parking and storage only."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, to permit in a residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five motor vehicles, for a term of five years, *on condition* that the work shall conform with drawings filed with this application dated June 23, 1960, 3 sheets; *on further condition*, that all necessary retaining and parapet walls shall be constructed by the owner as required by the Borough Superintendent of Buildings; that the only sign shall be that required by the Department of Licenses on the Sedgwick Avenue side only; that there shall be no sign on the Undercliff Avenue side; that all laws, rules and regulations applicable shall be complied with; and that all permits including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 516-60-BZ

APPLICANT—Joseph Lau for P.J.H. Realty Corporation; Catherine Healy, owner.

SUBJECT—Application July 7, 1960—decision of the Borough Superintendent, under Section 7A of the Zoning Resolution, to permit in a local retail use district, the creation of two stores with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—350-354 East 53rd Street and 963 1st Avenue, southwest corner, Block 1345, Lot 30, Borough of Manhattan.

## APPEARANCES—

For Applicant: Joseph Lau.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1960, after due notice by publication in the Bulletin; laid over to November 29, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1960, acting on Alt. Applic. 491-60, reads:

"A1—Proposed change in use of 1st floor creating 2 new store fronts with show windows in a Local Retail District within 75 feet of a residence use zone is contrary to Section 7A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision A of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 491-60, Objection No. A1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 522-60-BZ

APPLICANT—Crinnion and Crinnion for Louis Harris and Sophie Harris, owners.

SUBJECT—Application July 8, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—683-685 West 204th Street, southeast corner of Cooper Street, Block 2241, Lot 1, Borough of Manhattan.

## APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1960, after due notice by publication in the Bulletin; laid over to November 29, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1960, acting on Alt. Applic. 921-60, reads:

"1. Public parking lot for the parking and storage of more than 5 motor vehicles not permitted in a residence use district as per Art. II, Section 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of five years, *on condition* that the work shall conform with drawings filed with this application dated July 8, 1960, 3 sheets; *on further condition* that there shall be one entrance only and that shall be located on Cooper Street; that the sign on Cooper Street shall be limited to that required by the License Department; that all laws, rules and regulations applicable shall be complied with; and that all permits including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 526-60-BZ

APPLICANT—Victor E. Block for Vinlo Incorporated, owner.

SUBJECT—Application July 8, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution to permit in a residence use district, the main-



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tenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—282-284 East 3rd Street, south side, 140 feet 8 inches east of Avenue C, Block 372, Lots 14 and 15, Borough of Manhattan.

## APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1960, after due notice by publication in the Bulletin; laid over to November 29, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 24, 1960 on Alt. Applic. 600-60, reads:

"Parking and storage of more than 5 motor vehicles in a residence use district is contrary to Art. II Section 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution, to permit for a period of five (5) years, in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles *on condition* that the work shall be done in accordance with drawings filed with this application, dated July 14, 1960, 4 sheets; that the parking be of the non-transient type with gate kept locked and keys given to the tenants; that tenants shall be monthly tenants; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

Adjourned 3:00 P.M.

JAMES P. MULROY, *Secretary*

## REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 29, 1960,  
2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

### 427-60-SM

**APPLICANT**—Solcoor Incorporated, agent; for Palestine Portland Cement Works Nesher's Ltd., owner.

## APPEARANCES—

For Applicant: Richard M. Flynn and Samuel Rosenblum.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 427-60-SM—Solcoor Inc., agent for Palestine Portland

Cement Works "Nesher" Ltd., owner, filed for approval of the material known as "Nesher" brand Portland Cement Type I, as manufactured at the Haifa and Ramleh Plants in Israel.

**USE:** Cement used for concrete and concrete products.

## HAIFA PLANT

**DESCRIPTION:** At the Haifa plant the clinker for Type I cement is manufactured by the wet process. The basic limestone quarry is in Jeleny, 3.7 miles from the plant. The quarry is 70 acres in area, 19 of which is owned by the company, the rest leased. The life of the quarry is figured at 25 years.

The raw materials used for the cement are as follows:

1. Basic limestone with an average of about 88%  $\text{CaCO}_3$ . The limestone is covered with a thin layer of earth.

2. Clay is obtained from a pit bordering the plant. The pit encompasses 196 acres wholly owned by the company.

3. Gypsum is obtained from a quarry in Menahemia in the Jordan Valley. It contains 82.9% Calcium Sulphate Dihydrate.

No other raw materials are used in Type I cement produced at Haifa.

Limestone from the quarry is crushed in Hammermill crushers at the plant, then placed in a storage area. The next phase is the grinding of the raw mix slurry in 3 compound tube mills. Three components are used in making the raw mix slurry:

1. Crushed limestone, fed from hoppers equipped with rotating feed tables.

2. Clay slurry, which is produced by a floating washmill in the pit.

3. Additional water in order to bring the water content of the slurry up to 40%. After the mill the raw mix slurry goes to 8 raw slurry silos then to a kiln slurry basin, where it is fed to two rotary kilns. The clinker is air and water cooled at the lower end of the kilns.

The clinker is combined with gypsum and then ground in air swept compound tube mills. The compound tube mills use steel balls from 4 inches to  $\frac{3}{4}$  inches in diameter. When finished the cement is transported pneumatically to the cement silos. There is provision for bulk and bag shipment of cement.

## CONTROLS—

*Crushed limestone*—Determination of  $\text{CaCO}_3$  in dry state daily.

*Clay Slurry*—Determination of water content and  $\text{CaCO}_3$  in dry state daily.

*Slurry mill outlet*—Determination of liter weight, water content consistency  $\text{CaCO}_3$  in dry state hourly. Fineness is determined every 2 hours.

*Blending silos*—A complete analysis of ignited sample is taken after filling the silos.

*Kiln inlet*—At two hour intervals  $\text{CaCO}_3$  and water control are determined.

*Kiln outlet*—The liter weight of the clinker is taken hourly.

*Cement mills*—At 2 hour intervals fineness, normal con-

sistency and setting time are determined. Daily a composite sample is analyzed physically and weekly a composite sample is analyzed chemically.

**INSPECTION & TEST:** The plant of the applicant at Haifa, Israel, was inspected by a Committee on Test, consisting of Chairman Max H. Foley and Director W. A. Nolan.

The Committee also visited the Building Research Station, Technion Israel Institute of Technology and was escorted through the laboratories by Dr. G. H. Jaegeman, Head of the Department. The Technion Laboratories were up to date with modern testing equipment and facilities to enable tests to be made in conformity with ASTM standards.

Samples were taken at the mill by the Committee on Test, sealed and shipped to Robert W. Hunt Co., Chicago,



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Illinois. These samples were lost in shipment so the Committee permitted the Technion Institute to act as their agents to take replacement samples. Results of tests performed by Robert W. Hunt Co. of Chicago, Illinois, were found to be in accordance with ASTM requirements for Type I cement.

The plant laboratory at Haifa did not have the proper equipment to determine tensile strength or autoclave expansion. In addition there was not adequate temperature control in the laboratory. Equipment is in the process of procurement so that the Haifa plant laboratory will be able to make tests in conformity with ASTM standards.

## RAMLEH PLANT NEAR TEL AVIV

**DESCRIPTION:** At the Ramleh plant, the clinker for Type I cement is manufactured by the wet process. The basic limestone quarry is in the foothills of the Judaeen Mountains about 2 miles from the plant.

The 80 acre limestone quarry is leased for 99 years from the Development Authority of Israel. In addition options are held on 86 acres bordering the present quarry. The estimated life of the quarry is 50 years.

The raw materials used for the cement are as follows:

1. The basic limestone in the quarry are topped by a thin overburden of clay. The upper layer of argillaceous limestone contains 87.2%  $\text{CaCO}_3$  and the lower layer has 95.5%  $\text{CaCO}_3$ .

2. Clay is produced from a pit 1 mile from the plant. 220 acres leased from the Development Authority of Israel with an additional 70 acres under option.

3. Gypsum. One-third of the gypsum used is obtained from the Menahemia quarry and two-thirds from a quarry located at Wadi-Ramon in the Negev desert, 100 miles south of the plant. No other raw materials are used for the production of Type I cement at Ramleh.

After quarrying the limestone is carried in 14 cubic yard Euclid trucks to the Hammermill crusher at the plant, there transported by belt conveyor to the storage area. Clay is also transported to the plant by Euclid truck. A clay slurry is made at the plant containing 65% water. Limestone, after crushing, is combined with clay slurry and ground in a single operation in a three compartment tube mill. The resulting ground raw mix slurry is pumped to four raw slurry tanks. The tanks are equipped with compressed air pipes for homogenizing the raw slurry. After homogenizing, the slurry is stored in a pre-kiln basis. From here, the slurry is fed to the upper end of the kiln. The clinker resulting from the kiln process is air cooled, then combined with gypsum and ground in two 3 compartment tube mills. The finished cement is pumped pneumatically to three cement silos.

There is provision for bulk and bag shipment of cement.

**CONTROLS**—The flow of material and the control processes are the same as those described for the Haifa plant.

**INSPECTION & TEST:** The plant of the applicant at Ramleh, Israel, was inspected by a Committee on Test, consisting of Chairman Max H. Foley and Director W. A. Nolan.

As at the Haifa plant, samples were taken, sealed, shipped and subsequently lost in shipment.

The samples the Committee permitted the Technion Institute to take, replacing those lost in shipment, tested satisfactorily according to reports submitted by Robert W. Hunt Co., Chicago, Illinois.

The plant laboratory at Ramleh was not equipped to make tests in conformity with ASTM requirements.

**RECOMMENDATION:** On the basis of inspection and data filed by the applicant the Committee on Test recommends the approval of the material known as "Nesher" Brand Portland Cement Type I as manufactured at the Haifa and Ramleh plants in Israel for use in New York City under the provisions of Section C26-312.0 Administrative Building Code, on condition that the owner shall submit monthly, for a period of six months from the date of this resolution, and annually thereafter, a certified copy of laboratory reports certifying that all cement manufactured

at the applicants' plants and shipped into the New York City complied with all requirements of this resolution, including ASTM 150-56 specifications.

The Committee further recommends that all laboratory reports be prepared at the Building Research Station, Technion Israel Institute of Technology, Haifa, Israel, until such time as the laboratories at the Ramleh and Haifa plants are equipped to perform tests in conformity with ASTM requirements.

It is also a recommendation that all bulk shipment of the cement shall be adequately protected during shipment so as to preclude the possibility of any moisture entering into the spaces in which the cement is stored and all ocean bills of lading shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 427-60-SM".

(Sgd.) MAX H. FOLEY,

Chairman,  
WILLIAM A. NOLAN,  
Director,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 538-60-SM

**APPLICANT**—City Lumber Company of Bridgeport, Incorporated for Italcementi, owner.

## APPEARANCES—

For Applicant: Richard M. Flynn and Samuel Rosenblum.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

**WHEREAS**, the report of a Committee on Test reads: 538-60-SM—City Lumber Company of Bridgeport, Conn., Incorporated, agent for Italcementi, Bergamo, Italy, owner for approval of the materials, Portland Cement Type I and Portland Cement Type II, as manufactured at the Italcementi plant in Trieste, Italy.

**USE:** Cement used for concrete and concrete products.

**DESCRIPTION:** The dry process plant at Trieste, Italy, has a basic limestone quarry about two miles from the plant. The quarry comprises 136 acres owned by the company with a predicted life of about 500 years. The raw materials used for the cement are as follows:

1. Basic limestone with an average of about 94%  $\text{CaCO}_3$ . There is practically no overburden in the quarry.
2. Shaley clay in a 25 acre quarry adjacent to the plant.
3. Gypsum and iron pyrites which are shipped in from other areas in Italy.

The basic limestone is crushed at the quarry to about 2" sizes then conveyed by a two mile overhead tramway to a raw material storage shed at the plant. The shaley clay is conveyed by belt from the adjacent quarry to the same shed.

These two materials are proportioned by weighing feeders and ground in rotary mills. The mix is carried over to the blending silos by conveyors and elevators and then to the kiln feed silos of two rotary kilns. After discharge from the lower end of the kilns, the clinker is cooled on grate coolers and stored in the raw materials shed. When needed the clinker is taken from the raw materials shed and ground in closed circuit mills with gypsum added before the final finished grinding. Cement is then carried to the silos by pneumatic conveyors. It is either bagged or shipped in bulk. There is a wharf on the Adriatic Sea where large ships may be loaded.

## CONTROLS

**Raw materials**—Complete chemical analysis daily.

## Mix

- a. Calcium Carbonate is determined every 30 minutes from the mill discharge and analysis.



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- b. Chemical analysis ever 8 hrs. of average sample.
- c. Calcium Carbonate is determined every hour by sampling at the kiln feeder.

## Clinker

- a. Weight per litre is determined on samples taken hourly at the kiln discharge.
- b. Free C<sub>2</sub>O is determined every 8 hours.
- c. Complete chemical and physical analysis are run every 24 hours on average sample.

## Cement

- a. Fineness, set and SO<sub>3</sub> content tests are run every hour on mill samples.
- b. Fineness tests are run hourly on samples taken at shipping department.
- c. Complete physical and chemical analysis on daily average grinding sample and average shipping sample.

**INSPECTION AND TEST:** The plant of the applicant at Trieste, Italy, was inspected by a Committee on Test, consisting of Chairman Max H. Foley and Director W. A. Nolan. Samples were taken at the mill by the Committee on Test, sealed, then forwarded to Robert W. Hunt Co., London, England, and tested. Results were found to be in accordance with ASTM requirements for Type I and Type II Portland Cement.

However, the laboratory at the plant was not up to ASTM standards, not having good temperature control, no autoclave or proper machine for tension tests. The Committee visited the main headquarters for the twenty seven cement plants for "Italcementi" at Bergamo, Italy. At this headquarters there were over fifty technicians engaged in cement testing and research with adequate temperature controls and equipment for complying with ASTM requirements. This laboratory the Committee considered to be an effective substitute for the laboratory at the Trieste plant.

**RECOMMENDATION:** On the basis of the inspection and data filed by the applicant, the Committee on Test recommends the approval of the materials, Portland Cement Type I and Portland Cement Type II as manufactured at the Italcementi plant in Trieste, Italy, for use in New York City under the provisions of Section C26-312.0 Administrative Building Code, on condition that the owner shall submit monthly, for a period of six months from the date of this resolution and annually, thereafter, a certified copy of laboratory reports certifying that all cement manufactured at the applicant's plant and shipped into New York City complied with all requirements of this resolution including ASTM 150-56 specifications.

The Committee further recommends that all laboratory reports be done at the headquarters laboratory, Bergamo, Italy.

It is also a recommendation that all bulk shipment of the cement shall be adequately protected during shipment so as preclude the possibility of any moisture entering into the spaces in which the cement is stored and all ocean bills of lading shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 538-60-SM".

(Sgd.) MAX H. FOLEY,  
Chairman  
WILLIAM A. NOLAN,  
Director.  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 582-60-SM

**APPLICANT**—F. H. A. Steel Products Corp., owner.  
**APPEARANCES**—

For Applicant: Samuel Sklar.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

**WHEREAS**, the report of a Committee on Test reads: 582-60-SM—F. H. A. Steel Products Corporation, Chauncey Street, Brooklyn, New York, filed for approval of the material known as the F. H. A. Steel Products 1½ Hour Fire Door, under the provisions of Section C26-610.0 Administrative Building Code and the Rules for Inspection of Opening Protective Assemblies.

**USE:** A 1½ Hour Fire Resistive Opening Protective Assembly.

**DESCRIPTION:** The overall size of the door is 7' 0" by 3' 0" x 0' 13¼" and consists of a front and back sheet, stiffeners, top and bottom channels, hinge and lock reinforcements and insulation.

The front and back sheets are of 20 gauge cold rolled steel. The stiffeners consist of a pair of 20 gauge steel members in the shape of a hat with an overall width of 0' 5" including the outstanding legs. Two of the stiffeners are spaced 0' 5" from the hinge and lock edges of the door respectively and the other two stiffeners are thin spaced 0' 8" from the edge stiffener so that there are in all, four stiffeners in the 3' 0" wide door. These stiffeners are then spot welded to the faces on approximately 0' 3" on centers.

The top and bottom closure consist of channels, 5⁄8" x 1½" x 18 gauge steel that are spot welded to the front and back sheets on 0' 3" centers.

The hardware reinforcement consists of 1⁄8" steel plate welded to the door assembly.

The hardware consists of two hinges and a latch with a 3⁄4" bolt throw.

The entire area between the faces of the door is insulated with rockwool.

**INSPECTION AND TEST:** A door as herein described was tested at Protexol Laboratory in accordance with the requirements of Section C26-610.0 Administrative Building Code and the average rise in temperature at the half hour was 483°F which is well below the allowable maximum of 650°F. The door also successfully met the hose stream requirements.

The complete report is on file with and is part of the record.

**RECOMMENDATION:** On the basis of the test and the data submitted by the applicant, the Committee on Test recommends the approval of the material known as F. H. A. Steel Products 1½ Hour Fire Door for use in New York City when the door is constructed as herein described; where the door is of a size 7' 0" x 3' 0" x 0' 13¼" and that all manufacturing, inspection and labelling shall comply with the requirements of the Rules of the Board covering the Inspection of Opening Protective Assemblies.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 478-56-SM

**APPLICANT**—Henry Horowitz, for Surface Coating Inc., owner (Surco International Corp., Agent).

**SUBJECT**—Application June 12, 1956—Surco Flooring approval of.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application dismissed for lack of prosecution.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 372-57-SA

APPLICANT—Edgar Lyle, for Brule Incinerators, owner.  
SUBJECT—Application April 22, 1957—Brule Incinerators,  
Gas or Oil-fired, Model FG4T, approval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of  
prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 425-57-SA

APPLICANT—East Coast Soap Corporation, owner.  
SUBJECT—Application May 17, 1957—P. F. D. Dispenser  
(pump dispenser), approval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of  
prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 450-57-SA

APPLICANT—J. A. Flynn, for Todd Shipyards Corp.,  
Products Division, owner.  
SUBJECT—Application May 23, 1957—Todd Electric Fuel  
Oil Preheater, Assemblies, Horizontal and vertical types,  
approval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of  
prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 534-57-SM

APPLICANT—Kragor Corporation, owner.  
SUBJECT—Application June 24, 1957—Softone Acoustical  
Insulation (applied as plaster by trowel), approval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of  
prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 58-57-SM

APPLICANT—Frederick A. Stewart, for Curtis Lighting  
Inc., owner.  
SUBJECT—Application July 8, 1957—Stratolux with Cur-  
ticell Louver Diffuser (packaged lighting system), ap-  
proval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of  
prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 580-57-SM

APPLICANT—J. D. Polis Manufacturing Co., owner.  
SUBJECT—Application July 3, 1957—Safeway Excelsior  
Storage Bin and Safeway Towel and Oil Rag Bin, Models  
1-B-C, 2BC, 3-BC, 1B, 2B, 3B and ST-1C and ST-1,  
approval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of  
prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 649-57-SM

APPLICANT—The Process Solvent Co., Inc., owner.  
SUBJECT—Application July 25, 1957—Sure Kleen No. 101  
Lime Solvent, (for removing excess mortar from new  
brickwork), approval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of  
prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 654-57-SM

APPLICANT—Universal Valve Co., owner.  
SUBJECT—Application August 8, 1957—Universal Valve  
Co., No. 45, Upflow Air Vent, 1½, 2 and 3 inch sizes,  
approval of. (Vapor vent for use in Gasoline Service  
stations underground storage tanks).

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of  
prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

## 656-57-SM

APPLICANT—Burkart-Schier Chemical Co., owner.  
SUBJECT—Application August 9, 1957—Burkart-Schier  
Chemical Co., Fire-Retardant, Type A-WA, approval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of  
prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 211-60-A

APPLICANT—Morton S. Cahn for 15 East 55th Street  
Corporation, owner.  
SUBJECT—Application March 21, 1960—Appeal from a  
decision of the Borough Superintendent re—Class III  
Construction, height excessive.

PREMISES AFFECTED—15 East 55th Street, north side,  
145 feet west of Madison Avenue, Block 1291, Lot 11,  
Borough of Manhattan.

### APPEARANCES—

For Applicant: Morton S. Cahn.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Fox and  
Commissioner Becker ..... 3  
Negative: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,  
dated May 31, 1960 on Alt. Applic. 1039-59, reads:



# MINUTES

"C2—Proposed use of 6 sty. cl.3 building for commercial purposes on 5th & 6th floors is contrary to Sec. 4.2.1. B.C. since the tabular height limits of 4 stories or 50' are exceeded.

C3—Elevator opening into stair enclosure on 3rd, 4th, 5th & 6th floors is contrary to Sec. 6.4.1.8.2(a) B.C.

C5—Stair enclosure to be of a 2 hour construction as per Sec. 6.4.1.8.1.(b) B.C.

C9—Doors to stair enclosure must swing out in direction of egress as per Sec. 6.2.2. B.C."

and

WHEREAS, the applicant states that the building is 22 feet by 93 feet in area, 6 stories, 68 feet high, of class 3 construction, located in restricted retail use, B area, class 1½ height district, built in 1878, now used and occupied since 1942: Cellar—ordinary storage; 1st floor—optometrist, 10 persons; 2nd floor—beauty parlor, 25 persons; 3rd floor—2 offices, 6 persons; 4th floor—1 office and 1 apartment, 6 persons; 5th floor—1 office and 1 apartment, 6 persons; 6th floor—offices, 3 persons; that the existing Certificate of Occupancy #28671 issued February 14, 1942 against Alt. Applic. 213-40 has the following occupancy: cellar—storage; 1st floor—restaurant, 75 persons; 2nd floor—office and show-rooms, 15 persons; 3rd, 4th and 5th floors—2 apartments each floor; 6th floor—1 apartment; that the proposed use will be: cellar—ordinary storage; 1st floor—optometrist, 10 persons; 2nd floor—beauty parlor, 25 persons; 3rd, 4th and 5th floors—2 offices and 6 persons each floor; 6th floor—office, 3 persons; and

WHEREAS, the applicant states that it is proposed under this application to install an approved type sprinkler system throughout the building, discontinue apartments on the 4th and 5th floors and change their use to offices; that there will no longer be a mixed occupancy in this building; that all stair and public hall enclosures including the stair soffits will be fire-retarded with plaster over incombustible lath and the space between the enclosure stud partitions will be filled with rock-wool bats; that the cellar ceiling is completely fire-retarded with plaster on metal lath; that all heat in this building is piped in from New York Steam Company, further reducing any hazard inherent when a heating plant is present; that the doors of the offices are of ¾ hour fire-proof self-closing construction and swing into the offices so as to maintain 3 foot clear passage through all public hallways; that all kitchenettes now in existence in the existing apartments will be removed further reducing any hazard present with these cooking alcoves; that there is a 3 foot 8 inch wide steel stair from the 1st to the 2nd floors; that there is also a steel stair 3 foot wide from the 6th floor to the roof bulkhead; that the 3 foot wide stairs on the floors between are of hardwood construction; that the soffits will be fire-retarded; that the 6th floor level of this building is at the same level of the roof of 13 East 55th Street, the building immediately adjacent to the west; that said 6th floor also has an exit leading out on the roof at the rear which is covered with promenade tile providing auxiliary exit facilities to the roof of the adjoining building; that there is also an automatic elevator available to all floors with fireproof sliding door and fireproof enclosure; that this proposed alteration will do away with existing party wall balconies which connect 15 East 55th Street with 13 East 55th Street; that arrangements have been made with the owners of 13 East 55th Street to install an approved type sprinkler system in the stair halls of 13 East 55th Street, thereby eliminating the use of the party wall balconies as a secondary means of egress and creating a much safer condition in both buildings; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated May 31, 1960, acting on Alt. Applic. 1039-59 Objection No. C2, C3 & C5 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall conform to drawings filed with this appeal, dated

October 7, 1960, 9 sheets; that the entire building shall be sprinklered; that the stair shown shall be an all steel stair with a one hour enclosure and on further condition that objection C9 be complied with; that all other laws, rules and regulations applicable shall be complied with; and that a Certificate of Occupancy shall be obtained.

## 235-60-A

APPLICANT—A. H. Salkowitz for Jerome F. Kelly, owner.

SUBJECT—Application March 30, 1960—Appeal to review decisions of the Borough Superintendent re—revocation of Building Notice 1644-58 previously approved in error, re—erection of open porch.

PREMISES AFFECTED—125-15 Beach Channel Drive, south side, 49.02 feet east of Beach 126th Street, Block 672, Lot 3, Belle Harbor, Borough of Queens.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 29, 1959 on B.N. Applic. 1644-58, reads:

"This letter is to inform you that this Department's approval given on August 24, 1959 on Building Notice Applic. 1644-58 for the erection of an open porch approximately 22 feet by 10 feet in area, is hereby revoked.

A permit to build had not been obtained for the construction of this porch.

The reason for the revocation is that an error had been made in approving the Building Notice #1644-58, in that the combined area of dwelling and porch exceeds the area permitted to be covered, by about 165 square feet."

and decision of the Borough Superintendent, dated March 29, 1960, reads:

"1. Request to reinstate plans as originally approved and later revoked is contrary to Superintendent's order of revocation."

and

WHEREAS, the applicant states that the building is 45 feet by 29 feet 8¾ inches irregular in area, 2 stories, 24 feet high, of class 4 construction, located in residence use, E-area, class 1 height district, built in 1952, now used and occupied since 1957: basement—dwelling and garage; 1st floor—dwelling; that the proposed use and occupancy will be the same; that this is an appeal to review a decision of the Borough Superintendent to revoke an approval of B.N. Applic. 1644-58; and

WHEREAS, the applicant states that the existing building is a frame brick veneer two family dwelling erected in March 1957; that after the certificate of occupancy was issued the owner had a porch (or patio) erected in the rear of his building outside the kitchen-dining room area; that no approval or permit was obtained for this work; that a violation was issued and plans were filed to obtain approval that the plans were subsequently approved; that prior to this the owner had been summoned to court and fined; that no permit was issued as the copy of Workmen's Compensation filed was deemed improperly made out; that the Superintendent of Buildings, Borough of Queens, in a review of the approval ruled that the application had been approved in error, and revoked the approval; that the alleged error is based on the assumption by the Borough Superintendent and a subsequent order issued by the Superintendent



# MINUTES

(Queens) that a porch or patio even though unroofed, if erected more than 18 feet high, constituted occupied area and should be included in the area of the building; that the combined area of the building and porch (patio) including the front stoop would then be about 165 square feet over the area, as computed; that the existing porch is approximately 59 feet high, in relation to yard grade; that under Section 19 (a) of the Zoning Resolution roofed porches are not permitted to encroach in required open spaces and under the only definition of floor area, Section 1 (u) of the Zoning Resolution; that the floor area is the sum of gross horizontal floor areas between exterior faces of walls and shall include walls of roofed porches; that this porch is not roofed, and has no exterior walls; that the porch (patio) is below the level of floor it is adjacent to and could not interfere with either light or ventilation; that the adjacent property to the south and east has a 6 feet high split sapling fence along the common lot line, and the porch cannot be seen from these lots and can barely be seen from the street; that it could in no way effect light or ventilation to the adjacent property; that in view of the circumstances as described, and the nature of use of this porch or patio area, and the fact that it can in no way effect any light or ventilation to anyone, and due to the hardship it would create for the owner, it is respectfully requested that that the revocation of the Borough Superintendent be set aside, and the order of the Superintendent be waived, and this approval granted; and

WHEREAS, the Board has considered this appeal and finds no justification for modifying or reversing the action of the Borough Superintendent in reopening the approval which was given in error on Building Notice 1644-58.

Resolved, that the decision of the Borough Superintendent, acting on B.N. Applic. 1644-58, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 240-60-A

APPLICANT—Philip Freshman for Estorbrook Electric Corporation, owner.

SUBJECT—Application March 31, 1960—Appeal from a decision of the Borough Superintendent—re—enclosed stairs.

PREMISES AFFECTED—156-160 Flushing Avenue, south side, 82 feet, 8½ inches east of Vanderbilt Avenue, Block 1872, Lot 26, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 3, 1960 on Alt. Applic. 3358-59, reads:

"1. As the present legal occupancy of the upper floors is 'vacant' the change to manufacturing requires compliance with Sec. 270 Labor Law. Provide two enclosed stairs comply with all provisions of Sec. 270 Labor Law."

nd

WHEREAS, the applicant states that the building is 61 feet 1¾ inches by 133 feet 5 inches irregular in area, 4 stories, 7 feet 4 inches high, of class 3 construction, located in unrestricted use, B area, class 2 height district, built prior to 1916, now used and occupied since 1958: cellar—boiler room and ordinary storage; 1st floor—offices and factory, 20 persons; 2nd, 3rd and 4th floors—vacant; substantially in accordance with Certificate of Occupancy #166168, issued June 23, 1958 against Alt. Applic. 1115-59; that the proposed

use and occupancy will be: cellar—boiler room and ordinary storage; 1st floor—offices and factory, 20 persons; 2nd, 3rd and 4th floors—factory, 15 persons each floor; that the occupant of the 1st floor is a manufacturer of electrical appliances; that the tenant to the upper floors have not as yet been found; and

WHEREAS, the applicant proposes to construct a new 3 foot 8 inch wide interior steel stair enclosed in 1 hour partitions and fireproof self-closing doors and ladder through a roof scuttle; that the 2nd means of egress will be through a new front labor law type fire escape; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 3358-59, Objection No. One and that the appeal be and it hereby is *granted, on condition* that the work shall conform to drawings filed with this appeal, dated September 28, 1960, 3 sheets, November 16, 1960, 2 sheets, that the new stair shall be in full compliance with Section 270 of the Labor Law; that the fire escape shown shall comply with the Labor Law, Section 273; that the building shall be made structurally safe in all respects to the satisfaction of the Borough Superintendent; that there shall be no storage of combustibles or inflammable material which would require a Fire Department permit; that the stair shown shall be continued to the roof; and that a new Certificate of Occupancy shall be obtained.

## 491-60-A

APPLICANT—Joseph Levy Jr. for Stanislaus Wojcik, owner; St. Stanislaus Memorial Post No. 1771 American Legion, lessee.

SUBJECT—Application June 30, 1960—Appeal from a decision of the Borough Superintendent re—frame building, public use.

PREMISES AFFECTED—119 Driggs Avenue and 93-101 North Henry Street, southwest corner, Block 2703, Lot 26, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Joseph Levy, Jr.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 3, 1960 on Alt. Applic. 2572-59, reads:

"1. Proposed public use in a frame (class 4) structure violates Sect. 4.2.1 of Code."

and

WHEREAS, the applicant states that the building is 25 feet 6 inches by 100 feet in area, 1 and 2 stories, 12 and 26 feet high, of class 4 construction, located in business use, C area, class 1¼ height district built in 1905, now used and occupied as follows: cellar—ordinary; 1st floor—3 car garage and meeting room, 100 persons; 2nd floor—1 family; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that Alt. Applic. 4528-11 was approved to erect a one story frame extension 25 feet 4 inches by 55 feet 7 inches at the 1st floor and the work was completed on September 16, 1911 for the occupancy of the 1st floor as store and dance hall (not more than 300 people) and one family on the 2nd floor; that B.N. Applic. 5187-27 was approved to convert rear portion of the 1st floor into a 3 car garage by erecting cement blocks separating the garage from the remaining frame extension, also to fire-retard the walls and ceiling of the extension as well



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as the ceiling of the garage and erect a chimney and brick-work around cooking pots in connection with the manufacturing of potato chips; that Certificate of Occupancy #44383 was issued on June 2, 1927 for the occupancy of a 3 car private garage, store, also manufacturing of potato chips on the 1st floor and one family on the 2nd floor; that B.N. Applic. 7572-31 was approved to replace present show windows and removal wall at 1st floor between portion under main building and extension; that also, lower floor of extension and provide concrete floor; that Certificate of Occupancy #65506 was issued on October 14, 1931 for the occupancy of a store on the 1st floor and 1 family on the 2nd floor; that B.N. Applic. 7964-32 was approved for fuel oil installation and new boiler room and the work was completed on November 4, 1932; that in 1942 the store was occupied as a milk station by the Board of Health for a year; that thereafter the store was vacant for almost ten years when in 1953 the St. Stanislaus Memorial Post #1771 American Legion moved into the 1st floor of the building; that the Post received its charter on November 21, 1949 and now has a membership of 334; that it meets once a month and the Ladies Auxiliary also meets once a month; that in the interim the Executive, Regular and Special Committees hold their meetings; that at no time does the attendance exceed 100; that the Post has tried to find other meeting places in the immediate neighborhood but there is none available within the area set down by the Kings County American Legion standards as to zoning and territory for each post; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated June 3, 1960, acting on Alt. Applic. 2572-59 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall conform to drawing filed with this appeal, dated October 6, 1960, 1 sheet; that the occupancy of the first floor shall not exceed 74 persons; that all laws, rules and regulations applicable shall be complied with; and that a Certificate of Occupancy shall be obtained.

## 510-60-A

APPLICANT—Louis Stone for F.E.W. Building Corporation, owner.

SUBJECT—Application July 6, 1960—Appeal from a decision of the Borough Superintendent—re Revocation of permit—2124-59 issued re—N.B. 795-59.

PREMISES AFFECTED—2714 Eastchester Road, east side, 100 feet north of Allerton Avenue, Block 4534, Lots 25 and 26, Borough of The Bronx.

### APPEARANCES—

For Applicant: Louis Stone.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 6, 1960, reads:

"A review of the files in this department and the inspection report of January 15th shows that only a partial trench excavation for the proposed foundation had been made. No concrete had been placed, and no request for a required soil test or inspection had been made preparatory to placing of footings or foundation.

"Therefore, based on recent judicial reviews and determinations made by courts of equity in similar situations, this department had no alternative but to notify the owners to cease any further work on the project on

January 15, 1960. They had neglected to fortify a claim or right to proceed with the undertaking by failing to substantially start any actual construction work prior to the effective date of the change in zoning of the site to a D-1 area, January 14, 1960.

"This department being an administrative agency, it is authorized to act only as mandated by explicit statutory laws, namely, Section 22B of the Zoning Resolution."

and

WHEREAS, the applicant states that the proposed building is 129 feet 6 inches by 78 feet in area, 6 story and basement, 64 feet high, of class 3 construction, located in residence use, presently D-1 area, class 1½ height district; to be used and occupied as a Multiple Dwelling with 51 apartments and accessory garage; that the unimproved land involved in this appeal was purchased June 8, 1959 for the construction of a six-story apartment building; that the land was then in a zoning area designated D District, allowing construction of such apartment building that Foundation approval for N.B. Applic. 795-59 was issued August 21, 1959; and Foundation Permit No. 2124 of 1959 was issued on August 21, 1959; that excavating of the site had been commenced prior to January 14, 1960 by excavating contractor employed by the owner; that on January 14, 1960, the excavating contractor was directed at the site to discontinue excavating, the inspector assigning as his reason that on that day January 14, 1960, a change of zoning occurred to a zoning area designation D-1 district (permitting only one and two family dwellings) by the adoption that day of Item No. 109 by the Board of Estimate; that the Acting Borough Superintendent then revoked approved application N.B. 795-59 and Foundation Permit No. 2124-59, on January 18, 1960; that on May 20, 1960, the owner, by letter to the Borough Superintendent called attention that the revocation was improper and requested cancellation of the revocations of these permits; that on June 4, 1960, the Borough Superintendent refused this request; that in view of the fact that the above referred to zoning was changed after operations had been lawfully started on erecting the structure under approved application N.B. Applic. 795-59, the owner, pursuant to Zoning Regulation, Section 22-B, was and is entitled to proceed as authorized under N.B. Applic. 795-59 and the Foundation Permit 2124-59 for one year after the effective date of the said change of zoning; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the appeal should not be granted.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Applic. 795-59, Permit No. 2124-59, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 515-60-A

APPLICANT—Jacob Fisher and Donald D. Fisher for 57th Street Realty Corporation, owner.

SUBJECT—Application July 7, 1960—Appeal from a decision of the Borough Superintendent, re—egress.

PREMISES AFFECTED—543-546 57th Street West, north side 225 feet east of 11th Avenue, Block 1086, Lot 10 Borough of Manhattan.

### APPEARANCES—

For Applicant: Donald D. Fisher and Samuel Cohen.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated June 8, 1960 on Alt. Applic. 366-60, reads:



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"2—2 required means of egress required leading to street and comply with Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 75 feet by 100 feet 5 inches in area, 1 story and basement, 23 feet 6 inches high, of class 3 construction, located in unrestricted use, B area, class 1½ height district, built in 1919, now used and occupied since 1919; cellar—boiler room; basement—garage, 2 persons; 1st floor—garage, 3 persons; substantially in accordance with Certificate of Occupancy #1086, against N.B. Applic. 101-18; that the proposed use and occupancy will be: cellar—boiler room; basement—garage, 5 persons; 1st floor—motor vehicle repair shop, 15 persons; and

WHEREAS, the applicant states that the basement is 1 foot 11 inches, average, below grade, that its floor rests on ground except for a fireproof steel and concrete floor over a small boiler room in the cellar at front west; that the construction of the 1st floor is steel and concrete; that live load is 120 lbs. per square foot; that the ceiling of the 1st floor is fire-retarded with plaster boards and sheet metal; that the rear wall is unpierced; that exit facilities for the 1st floor are a concrete and steel ramp at east side, 10 feet 4 inches wide, 1 to 6 gradient, separated entirely from the basement with a 12 inch brick wall, an overhead door is at street front of ramp and an interior stairway at the west side, 3 feet wide, steel and cement treads, handrail on one side, enclosed in 4 inch masonry blocks, a 3 foot fireproof self-closing door at the top; that a 20 inch ladder to a scuttle to roof is outside of the stair enclosure; that the exit facilities for the basement are two separated overhead doors with a 2 foot 10 inch by 5 foot 6 inch swing door built into one of them; that these exit facilities were approved by the Department of Buildings under N.B. Application; that to be required to comply with Section 270 of the Labor Law would mean the ripping out of the present ramp and interior stairway and constructing new steel floor framing for two new stairways 3 foot 8 inch wide or 1 new stairway and 1 new reinforced concrete ramp; that this operation would prevent the use of the 1st floor for many weeks or months and would be very costly, resulting in extreme hardship for the owner; and

WHEREAS, the applicant proposes to improve the exit condition by creating a stair vestibule at the 1st floor level to enclose new roof ladder and scuttle; that the 1st floor opening to the stair enclosure will be sealed in with 4 inch masonry; that a stop will be fixed in the overhead door at bottom of the ramp to keep it permanently open; that an additional swing door will be provided in the east overhead door; that the building is occupied by one tenant—a taxi company; that the building is open 24 hours a day, 7 days a week; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 366-60, Objection No. 2, and that the appeal be and it hereby is granted, on condition that the work shall conform with drawings filed with this appeal, dated July 7, 1960, 6 sheets; on further condition, that a fire escape shall be erected in accordance with the provisions of the Labor Law at the east end of the front of the building; and that a Certificate of Occupancy shall be obtained.

## 60-60-A

APPLICANT—Union Carbide Corporation U.C. Consumer Products Company, A Division, owner.

SUBJECT—Application July 28, 1960—Appeal from a decision of the Fire Commissioner—re Transportation, storage, and packaging of inflammable mixture known as "Prestone Windshield Washer Solvent" in 4-ounce plastic

polyethylene containers with screw caps. (containers not in accordance with Administrative code requirements).

## APPEARANCES—

For Applicant: T. E. Willoughby.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated July 22, 1960 on Folder No. 122-322, reads:

"Your application for our approval of 'PRESTONE' WINDSHIELD WASHER SOLVENT in 4 oz. plastic (Polyethylene) containers, must be disapproved on the grounds that said container fails to conform with Section of C19-59.0, Sub-division c, of the Administrative Code of the City of New York."

and

WHEREAS, the applicant states that the construction of the plastic bottle and the tests conducted on this type of container are summarized in the memorandum "Prestone Windshield Washer Solvent-Polyethylene Bottle" (a copy of which is filed herewith); that the data show that the container is far more resistant to damage than the glass bottles and about equal to the metal cans authorized for flammable mixtures in Section C19-59.0, Sub-division C; that "Prestone" Windshield Washer Solvent is a flammable mixture having an open cup flashpoint of 72°F; that it is principally isopropyl alcohol with a small amount of water and detergent added; that it will not pit, corrode or react in any way with the polyethylene bottle; that the Fire Department approved the marketing of this product under a slightly different name in 2 ounce sealed (nonflammable) plastic containers by letter dated May 25, 1959, copy attached; that "Prestone" Windshield Washer Solvent is sold in service stations and similar outlets that sell automotive products; that it is intended primarily for commercial rather than household use; that experience with polyethylene bottles filled with alcoholic contents has been excellent; that for several years, the cosmetic industry has marketed flammable liquids, such as after shave lotions, in similar polyethylene bottles without incident; that it is our understanding that these products are exempt from the Fire Department regulations.

*Resolved*, that the decision of the Fire Commissioner, dated July 22, 1960, acting on Folder No. 122-322 be and it hereby is modified and that the appeal be and it hereby is granted to permit the use of 4 ounce plastic polyethylene containers with screw caps for the transportation, storage and packaging of "Prestone Windshield Washer Solvent", on condition that the containers shall be labeled to the satisfaction of the Fire Commissioner.

## 658-60-A

APPLICANT—Joseph Werb for Michael LaMantia and Lucy LaMantia, owners.

SUBJECT—Application September 13, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

PREMISES AFFECTED—708 Delafield Avenue, south side, 277.63 feet east of Clove Road, Block 224, Lot 30, West New Brighton, Borough of Richmond.

## APPEARANCES—

For Applicant: Joseph Werb.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 1, 1960 on N.B. Applic. 619-60, reads:

"1. The above filed dwelling is on a street not final mapped and contrary to General City Law #36."

and

WHEREAS, the applicant states that the proposed building will be 38 feet by 32 feet 5 inches in area, one story, 13 feet high, of class 4 construction, to be used and occupied as a one family dwelling, located on a plot 50 feet by 190 feet in area, in a residence use, E area, class 1 height district; and

WHEREAS, the applicant states that it is respectfully contended that there is no practical reason for the rejection of this application on the sole ground that Delafield Avnue, adjacent to owners' premises, is an unmapped street; that Delafield Avenue was formerly known as Prospect Avenue and clearly appears as having been in use as a public highway in the Atlas for the year 1874; that there are being submitted herewith photographs of Delafield Avenue, in the vicinity of owners' premises, from which it can be clearly seen that the said avenue in this location is an old, well established, paved, regulated and graded street completely built up with residences and stores on both sides thereof; that there are also being submitted copies of the tax maps of the said area upon which the various dwellings and stores have been located; that the only remaining vacant land existing on either side of Delafield Avenue from Elizabeth Street to Clove Road is the plot of ground upon which the owners wish to build their home and which is 50 feet by 190 feet in area; that an adjoining piece in private ownership 100 feet by 190 feet in area, which is presently being used as a parking lot, and 77 additional feet of frontage apparently in the ownership of the City of New York; that Delafield Avenue adjacent to the premises in question has been surfaced and resurfaced and has been maintained by the City for many years; that further, that there is presently an eight inch vitreous sanitary sewer in this street which was originally constructed therein many years ago by the City; that in addition to this sewer, all utilities are in this street and have been in for many years servicing the homes thereon, some of which are about 60 to 75 years old; that Gas, Electricity, Water and Telephone are among these services; that as a matter of fact, this is one of the oldest existing streets in the Borough of Richmond and there is practically no possibility of its character being changed or as to it being regulated or graded in any manner in the foreseeable future, other than as it now exists; that owners are aware of the fact that Delafield Avenue has a width of only 50 feet and that it is within the realm of possibility that it may be widened to 60 feet at some future time; that although there are no proposed widening lines on the map, owners are further aware of the fact that the 10 foot widening may conceivably take place on the southerly side of Delafield Avenue, this being the side upon which owners' premises are located; that there is being submitted herewith a plot plan which indicates that the house is to be set back 30 feet from the street line; that this setback is 20 feet greater than that which is compelled by the zoning in this area and makes more than ample allowance for a future widening of any width, even up to 10 feet; and

WHEREAS, the Board has studied and considered this case and finds that there is justification for the granting of the appeal.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Applic. 619-60, Objection No. One be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, on condition that the building shall conform to drawings filed with this appeal, dated September 13, 1960, 2 sheets; that all laws, rules and regu-

lations applicable shall be complied with; and that a new Certificate of Occupancy shall be obtained.

## 265-47-A—Vol. II

APPLICANT—Leonard F. Rothkrug for A La Carte Fashions Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—21 East 63rd Street, north side, 70 feet west of Madison Avenue, Block 1378, Lot 14½ old, 113 new, Borough of Manhattan.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## 707-50-A

APPLICANT—Samuel Rosenblum for Kentward Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from an order of the Fire Commissioner—re elevator in readiness; previously granted on condition.

PREMISES AFFECTED—241-245 West 36th Street, north side, 323 feet east of 8th Avenue, Block 786, Lot 20, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 18, 1956, on certain condition; and

WHEREAS, the term of variance was extended on July 8, 1958; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the owners agree that the Quick Response Service will be maintained; that power will be maintained at all times; and that the elevators will be at lobby level when the building is normally closed, in accordance with the provisions of General Resolution adopted by the Board under Cal. No. 630-56-GR.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 18, 1956 as amended through July 8, 1958 by adding thereto:

"that the automatically controlled elevators may be permitted, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that the service shall be maintained in accordance with the requirements of resolution adopted by the Board under Cal. No. 630-56-GR." Fire Dept. Decision dated November 4, 1960.

## 227-60-A

APPLICANT—John J. Lynch and James J. Lyons, Jr. for 38-42 Renwick Street Realty Corporation, owner; Unite Paste and Glue Corporation, lessee.



# MINUTES

SUBJECT—Application March 18, 1960—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—40-42 Renwick Street, east side, 75 feet south of Spring Street, Block 594, Lot 72, Borough of Manhattan.

APPEARANCES—

For Applicant: John J. Lynch and James J. Lyons, Jr.

ACTION OF BOARD—Laid over to December 13, 1960, at 2 P.M. for inspection and decision; hearing closed.

## 479-60-A

APPLICANT—Aaron Halpern for The New Covenant Church of Christ, owner.

SUBJECT—Application June 24, 1960—Appeal from a decision of the Borough Superintendent—re area and height, frame building.

PREMISES AFFECTED—133-15 120th Avenue, northwest corner of 134th Street, Block 11697, Lot 31, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern, Rev. Emory L. Johnson and James J. Smith.

ACTION OF BOARD—Laid over to December 13, 1960, at 2 P.M. for inspection and decision; hearing closed.

## 512-60-A

APPLICANT—Victor G. Madonia for John Brabenec, owner.

SUBJECT—Application July 7, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation Section 56 subdivision 1, Section 171 subdivision 1 and Section 193 of the Multiple Dwelling Law re—frame dwelling, conversion into multiple dwelling.

PREMISES AFFECTED—34-29 30th Street, east side, 265.22 feet south of 34th Avenue, Block 607, Lot 16, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Victor G. Madonia.

ACTION OF BOARD—Laid over to December 13, 1960, at 2 P.M. for further study and decision; hearing closed.

## 503-60-A

APPLICANT—James Pasta for Queens Windsor Park Corporation, owner.

SUBJECT—Application July 1, 1960—Appeal from orders of the Fire Commissioner re—fitness of oil burners.

PREMISES AFFECTED—73-03 and 73-11, 73-51 and 73-63 Bell Boulevard, southeast corner 73rd Avenue, Block 7738, Lot 1; 73-50 and 73-62 Bell Boulevard southwest corner 73rd Avenue, Block 7732, Lot 2; 75-08 and 75-20 Bell Boulevard, southwest corner 75th Avenue, 75-40 and 75-50 Bell Boulevard, southwest corner 75th Avenue, Block 7748, Lot 500; 211-02 and 211-06 75th Avenue southeast corner 210th Street, Block 7748, Lot 400; 213-02 and 213-06, 212-04 and 212-08 75th Avenue southwest corner Bell Boulevard, Block 7748, Lot 500; 212-03 and 212-07 211-01 and 211-05 75th Avenue, northeast corner 210th Street, Block 7732, Lot 150; 213-01 and 213-07 75th Avenue, southeast corner Bell Boulevard, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street southeast corner 75th Avenue, Block 7748, Lot 400; 211-02 and 211-10, 212-04 and 212-12, 213-92 and 213-08 73rd Avenue, southeast corner 210th Street, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street southeast corner 75th Avenue, Block 7748, Lot 400; 73-11 and 73-23 210th Street southeast corner 73rd Avenue, Block 7732, Lot 2; 73-45 and 73-55 210th Street northeast corner 75th

APPEARANCES—

For Applicant: John F. Fitzsimons, James Pasta and Robert Howard.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to December 13, 1960, at 2 P. M. applicant to submit schedule and revised plan; and for decision.

## 541-60-A

APPLICANT—E. Richard Crino for Danny Dow, owner.

SUBJECT—Application July 15, 1960—Appeal from a decision of the Borough Superintendent—re Frame building, conversion to store.

PREMISES AFFECTED—2462 Williamsbridge Road, east side, 176.59 feet south of Mace Avenue, Block 4449, Lot 72, Borough of The Bronx.

APPEARANCES—

For Applicant: E. Richard Crino and Danny Dow.

ACTION OF BOARD—Laid over to December 13, 1960 at 2 P. M. for inspection and decision; hearing closed.

## 608-60-A

APPLICANT—Charles M. Spindler for Estate of Morris Greditor, owner.

SUBJECT—Application August 11, 1960—Appeal from a decision of the Borough Superintendent—re Fire Escape.

PREMISES AFFECTED—149 Spring Street, north side, 75 feet west of Wooster Street, Block 501, Lot 35, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Laid over to December 13, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 673-60-A

APPLICANT—Paul Friedman for Harry Winston, owner; Harry Winston, Incorporated, lessee.

SUBJECT—Application September 16, 1960—Appeal from a decision of the Borough Superintendent—re egress and exterior windows within 25 feet of non-fireproof building.

PREMISES AFFECTED—718-5th Avenue, southwest corner of West 56th Street, Block 1271, Lot 41, Borough of Manhattan.

APPEARANCES—Paul Friedman and Serge P. Petroff.

ACTION OF BOARD—Laid over to December 13, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 438-29-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Arwals Construction Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 17, 1958—decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7h and 7i of the Zoning Resolution, permitting in a business and residence use district, the erection of an extension to the present building and extend the existing use to include car washing, lubricatorium, minor auto repairs, storage, office and sales, gasoline service station and the parking and storage of motor vehicles.

PREMISES AFFECTED—406-418 Remsen Avenue and 958-966 Lenox Road, southwest corner and 2-6 East 58th Street, Block 4663, Lot 4, Borough of Brooklyn.



# MINUTES

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete the work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Avenue, Block 7732, Lot 150, Bayside, Borough of Queens.

## THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on December 17, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 28, 1953, as *amended* through December 17, 1957, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the time to obtain permits, complete the work and obtain a certificate of occupancy shall be extended one year from the date of this amended resolution."  
(Alt. App. 662/56.)

## 215-50-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug for Hannah Schwartz, owner; Miles Shoe Store, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use DD area district, the erection and maintenance of three retail stores with accessory customer and employee parking with the building occupying more than the permitted area and without the required setback all for a temporary term of 21 years.

PREMISES AFFECTED—2228-2250 Linden Boulevard, south side from Cleveland Street to Ashford Street, Block 4359, Lots 1 and 6, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on October 14, 1959, on certain conditions; and

WHEREAS, the resolution was amended on June 28, 1960, and

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, the site is now in D-1 area district.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 14, 1959, as *amended* on June 28, 1960, by adding thereto:

"that building B may be reduced in size to a depth of 80 feet and constructed substantially as shown on revised drawings dated November 7, 1960, 3 sheets, on condition that other than as herein *amended* the resolution above cited shall be complied with in all respects." (App. NB 1514/59)

## 7-57-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober for Ethel Peres, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 10, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7f, 7h and 7i of the Zoning Resolution, permitting in a business and residence use district the construction and maintenance of a gasoline service station, lubritorium, auto inspection, minor auto repairs, car wash, store room, office, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2317-2327 Ralph Avenue, 6402-6414 Avenue M, southeast corner and 1302-1320 East 65th Street, Block 8354, Lot 34, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on July 23, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 10, 1959; and

WHEREAS, the resolution was last amended on July 12, 1960; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work; and

WHEREAS, the site is now in retail and residence use district.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1957, as *amended* through July 12, 1960, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (NB App. 2010/56)

## 313-59-BZ

APPLICANT—Lama, Proskauer and Prober for Note Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 10, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, store and storage room and parking of cars awaiting service for a stated term of 15 years.

PREMISES AFFECTED—72-36 to 72-52 (72-50 official) 51st Avenue and 72-07 to 72-31 51st Road, southeast corner, Block 2465, Lots 81, 82, 83, 84, 85 and 86, Winfield, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 10, 1959, on certain conditions; and



# MINUTES

WHEREAS, the resolution was amended on October 11, 1960; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 10, 1959, as amended through October 11, 1960, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 1616/59)

## 400-59-BZ

APPLICANT—Burke & Groh for P. E. M. Holding Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7A of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of auto accessories and parking.

PREMISES AFFECTED—244-05 Northern Boulevard, northeast corner of 244th Street, Block 8112, Lots 1 and 205 Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Jerrold I. Ehrlich.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 1, 1959, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 1, 1959, only as to the time to obtain permits and complete the work, so that *as amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (NB App. 2041/59)

## 243-60-BZ

APPLICANT—Larry Meltzer for Congregation Bnai Israel of Midwood, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a business use D area district, the erection of a one and three story fireproof building, which structure as proposed occupies more than the permitted area, such structure to be occupied for synagogue purposes.

PREMISES AFFECTED—4915-4923 Avenue J and 1796-1808 Utica Avenue, northwest corner, Block 7775, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 14, 1960, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 14, 1960, by adding thereto:

"that a swimming pool may be constructed within the cellar; and that the cellar area may be rearranged, constructed and used substantially as shown on revised drawing dated November 10, 1960, one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (NB 519/60)

## 11-37-BZ—Vol. I

APPLICANT—Shanley and McKegney for E.M.V. Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting partly in a business use and partly in a residence use district the storage of motor vehicles for a term of two years.

PREMISES AFFECTED—6007-6023 Broadway, northwest corner of Spuyten Duyvil Parkway, northeast corner of Post Road, Block 3415, part of Lot 1275 and Lots 1305 and 1307, formerly (Block 3415F, Lots 275, 305 and 307), Borough of The Bronx.

APPEARANCES—

For Applicant: A. McKegney.

ACTION OF BOARD—Application reopened and set for hearing on January 10, 1961, at 10 A.M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent and two photographs, which have been filed, and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

## 524-50-BZ

APPLICANT—Larry Meltzer for John Massabni and George Massabni, Jr., owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 10, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy of the second and third floors from offices to manufacturing.

PREMISES AFFECTED—4808-4810 4th Avenue, west side, 50 feet 2 inches south of 48th Street, Block 773, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

ACTION OF BOARD—Application reopened and set for hearing on January 10, 1961, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent and two photographs, which have been filed, and two publications in the Bulletin as notice.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0

## 715-52-BZ—Vol. III

APPLICANT—M. Martin Elkind for Surenko Realities Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking of more than five cars to be used by personnel of one story office building directly across the street.

PREMISES AFFECTED—609 East 11th Street, north side, 143 feet east of Avenue B, Block 394, Lot 64, Borough of Manhattan.

## APPEARANCES—

For Applicant: M. Martin Elkind.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0

## 698-53-BZ—Vol II

APPLICANT—John F. Fitzsimons for Helen C. Goubeaud, Executrix for the Estate of Charles J. Goubeaud.

SUBJECT—Application for consideration—reopening for extension of term of variance—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the extension of a professional use, including dwelling, professional office, kennels and 1 car garage and change of occupancy to include dwelling, professional office, kennels and parking for 1 car.

PREMISES AFFECTED—204-18 46th Avenue, south side, 142.91 feet east of 204th Street, Block 7304, Lots 15 and 17, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Application reopened and set for hearing on January 10, 1961, at 10 A.M., to consider extension of terms of variance, requiring a new decision of the Borough Superintendent and two photographs, which have been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0

## 915-54-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Derma Corporation, owner.

SUBJECT—Application for consideration—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the proposed extension in area of an existing parking lot for parking and storage of more than five motor vehicles.

PREMISES AFFECTED—233-245 West 22nd Street, north side, 260 feet 9½ inches west of 7th Avenue, Block 772, Lots 22, 23, 24, 25, 26, 27 and 28, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and set for hearing on January 10, 1961, at 10 A.M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent and two photographs, which have been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0

## 628-59-BZ

APPLICANT—Lama, Proskauer and Prober for Kent Towers Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a retail and residence use B area district, the erection of an office building occupying more than the permitted area in the residence portion of the lot.

PREMISES AFFECTED—247-249 Lexington Avenue, east side, 85 feet north of East 34th Street, Block 890, Lot 23, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairamn Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0

## 16-60-BZ—Vol. II

APPLICANT—Maxfield Blaubeux for Joseph Angelone, owner; Great Atlantic & Pacific Tea Co., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business use district, the erection of a one story building extending into the residence use portion and used for a supermarket with employee and customer parking no fees to be charged, in the residence use area.

PREMISES AFFECTED—108-01 to 108-13 Northern Boulevard and 32-57 to 32-69 108th Street, northeast corner and 32-54 to 32-68 110th Street, Block 1702, Lots 48, 49, 52, 53, 57, 118, 119, 120 and 121, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: Heywood Blaubeux.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0

## 252-59-BZ

APPLICANT—Joshau Brown for Laurinda Holding Corp., owner.

SUBJECT—Application April 21, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a recreation park that will include facilities for night socials, meeting rooms, swimming pools, ice skating, cafeteria and restaurant, cabanas,



# MINUTES

health club and steam baths, solarium, and parking for a term of 25 years.

**PREMISES AFFECTED**—1215 Forest Hill Road, east side, 385.50 feet north of Rockland Avenue, Block 1965, Lot 1, Willow Brook, Borough of Richmond.

## APPEARANCES—

For Applicant: Joshau Brown.

**ACTION OF BOARD**—Application withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0

Adjourned 4:10 P.M.

JAMES P. MULROY, *Secretary*.

## \*CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on October 4, 1960 as they appeared in the Bulletin No. 41, Vol. 45, are hereby corrected to read as follows:

### 294-60-SA

**APPLICANT**—Weil-McLain Company, owner; J.L. Plumbing and Heating Supply Corporation, agent.

## APPEARANCES—

For Applicant: William John Edgar.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 294-60-SA—Weil-McLain Co., Michigan City, Ind., filed for approval of the appliance known as Weil-McLain Type E Gas Boilers, Models E3, E4, E5, E6, E7, E8, E9, and E10, S or W, for use in New York City under the provisions of Article 12, Administrative Building Code.

USE: Gas fired steam or hot water boilers.

**DESCRIPTION:** The Weil-McLain Type E Gas Boilers are low pressure heating boilers for steam or hot water heating systems. They are constructed in accordance with the ASME boiler code and are made of cast iron sections varying in number with the size of the boiler. Burners are atmospheric type with stainless steel ribbon ports. Other equipment includes gas pressure regulator, pilot light with automatic gas shut off valve in case of pilot flame failure, pressure relief valve and limit controls. Provision is made for flue connection at the top.

The boilers are encased in a heavy gauge steel jacket which is insulated with foil backed glass wool insulation and finished in a baked enamel.

The heat input capacity in the Btu per hour varies from 4,000 for the E3 Model to 288,000 for the E10 Model, each size increasing by 32,000 Btu.

**INSPECTION AND TEST:** The data submitted by the applicant was examined by Ass't. Engr. G. F. Sklenarik. These boilers have been tested and approved by the American Gas Association.

**RECOMMENDATION:** The Committee on Test recommends the approval of the appliance known as Weil-McLain Type E Gas Boilers, Models E3, E4, E5, E6, E7, E8, E9, and E10, S or W, for use in New York City when installed in accordance with this report and the requirements of Article 12, Administrative Building Code, provided that each unit shall bear a label, permanently affixed, reading "Ap-above.

proved by the Board of Standards and Appeals for use in New York City under Calendar Number 294-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

\*Correction: In the Resolution and Recommendation portions "*Type E9 and E10*" are added to correct, as shown in italics above.

## \*CORRECTION

That portion of the minutes of the of the meeting of the Board of Standards and Appeals held on October 4, 1960 as they appeared in Bulletin No. 41, Vol. 45 are hereby corrected to read as follows:

### 335-60-BZ

**APPLICANT**—George H. Colin for Cities Service Oil Company owner.

**SUBJECT**—Application April 20, 1960—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station and extend the uses to include accessory minor auto repairs, car washing, office, retail sales, *parking and storage of more than five (5) motor vehicles*, ground sign, show windows and business entrances within 75 feet of a residence use district.

**PREMISES AFFECTED**—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664-A, Lot 20, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Benjamin Mosher and Thomas E. Berkery.  
For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert..... 1

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a, i and 7A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a, i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station and extend the uses to include accessory minor auto repairs, car washing, office, retail sales, *parking and storage of more than five (5) motor vehicles*, ground sign, show windows and business entrances within 75 feet of a residence use district, *on condition* that the work shall be done in accordance with drawings filed with this application dated April 20, 1960, 6 sheets, and August 16, 1960, one sheet; that the owner make application to the proper authorities to have the bus stop relocated; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

\*Correction: In the Subject and Resolved portions above the following has been added to correct: "*parking and storage of more than five (5) motor vehicles*," as shown in italics



BOARD OF STANDARDS AND APPEALS  
80 LAFAYETTE STREET  
NEW YORK 13, N. Y.

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Serials Dept.  
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## RULES

### RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

#### Labor Law

##### Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

#### RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

#### Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction  
(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



## BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

JAN 5 1961

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## DIRECTORY

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## COURT DECISIONS

Matter of Weiss vs. Foley:—On January 12, 1960, the Board denied an application reopened June 30, 1959 as Volume IV—decision of the Borough Superintendent—to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium, office, sale of auto accessories, minor repairs with hand tools only and the continuance of the present parking lot which is a conforming use; Calendar Number 361-37-BZ—Vol. IV; Premises 91-11 Roosevelt Avenue, north side, between 91st and 92nd Streets, Block 1479, Lot 38, Jackson Heights, Borough of Queens.

At Supreme Court, Special term, Part I, Mr. Justice Tessler in a decision concluded that the proceeding and the appeal by the petitioners to the Board should be remitted and referred back to the Board for a review of the record and a reconsideration of its determination. The petitioners and others interested shall each be permitted to offer or submit such other and further proof and evidence before the Board, as each may deem advisable. (N. Y. Law Journal, November 3, 1960, page 15).

Upon reargument by the respondents of the Supreme Court's decision of November 1, 1960, Mr. Justice Tessler remitted the matter to the Board for a review and reconsideration. Pending such reconsideration by the Board, and its determination thereon, an appeal to the Appellate Division is denied. (N. Y. Law Journal, November 30, 1960, page 16).

\* \* \* \* \*

Matter of Satin vs. Board:—On April 5, 1960, the Board granted a variance under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling with less than the required setback on one street front, exceeding the permitted ground area coverage and total floor area, with ingress and egress to garage in the E area district and less than the required parking spaces; Calendar Number 49-60-BZ; Premises 964-996 Ocean Parkway and 507-525 Avenue J, northwest corner, and 4636 Bay Parkway, Block 6518, Lot 59, Borough of Brooklyn.

At Supreme Court, Special Term, Part I, Mr. Justice Brown dismissed the petition as it was presented more than thirty days after the Board's decision was filed. (N. Y. Law Journal, July 1, 1960, page 8).

Matter of Satin et al., ap. (Board of Standards and Appeals of the City of N. Y., res.; 968 Ocean Parkway Realty Corp'n. et. al., intervenor-res)—The Appellate Division—Supreme Court, Second Department granted motion to add appeal to the October term calendar. The appeal is ordered to be placed on the calendar for October 14, 1960. (N. Y. Law Journal, October 6, 1960, page 13).

Matter of Satin, pet.-ap. (Board of Standards and Appeals of the City of N. Y., res.; 968 Ocean Parkway Realty Corp'n., intervenor-res.)—The Appellate Division—Supreme Court, Second Department in its decision by Nolan, P.J., stated in part, as follows:

"If it be assumed arguendo that the mere service of the petition and notice of motion within the thirty-day period after the publication of the board's determination was not a presentation of the petition at a Special Term of the Supreme Court within the fair sense of section 668e-1.0 of the Administrative Code of the City of New York (but, cf. Matter of Barns v. Osborne, 286 N. Y. 403; Civ. Prac. Act. secs. 113, 1286), nevertheless when, within the time limitation prescribed by that section, the petitioners performed all of the acts heretofore set forth in an attempt to invoke the jurisdiction of the Special Term in accordance with the statutory provisions and rules regulating the practice concerning motions and special proceedings, the petition must be deemed to have been presented at a Special Term of the Supreme Court in the fair sense of said section of the Administrative Code." (N. Y. Law Journal, November 29, 1960, page 15.)

\* \* \* \* \*

Matter of Clearview Gardens Fifth Corp. vs. Murdock:—On March 31, 1959, the Board granted a variance under Sections 7c and 7h of the Zoning Resolution to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage, office and sales and the parking and storage of motor vehicles for a stated term of fifteen years; Calendar Number 132-58-BZ; premises 17-39 to 17-61 (17-55 official) Francis Lewis Boulevard, 157-63 to 157-71 18th Avenue, northeast corner, 157-52 to 157-64 17th Road and 17-38 to 17-48 160th Street, Block 4747, Lot 31, Whitestone, Borough of Queens.

Upon court review, Mr. Justice Latham, at Supreme Court, Special Term, affirmed the Board's decision and denied the petitioners' motion. (N. Y. Law Journal, June 12, 1959, page 12).

The Appellate Division, Supreme Court, Second Department affirmed the Supreme Court's decision, sustaining the Board's determination. (N. Y. Law Journal, November 22, 1960, page 15).



# CALENDAR

## DOCKET

*New Cases Filed up to December 6, 1960.*

*Cal. No. Dept. Premises Affected*

**863-60-SM**—Nelson Granular Flux Filled Automatic end-weld type CP Studs, diameters and length as required, and Nelson Stud Welding Equipment, manufactured by Nelson Stud Welding Company, Material.

**864-60-A**—B.M.—2169-2175 Amsterdam Avenue, 463-471 West 167th Street, northeast corner, Block 2112, Lots 1 and 5, Borough of Manhattan, Alt. 1428-60, re—Review of a decision of the Borough Superintendent, re—Zoning Matter.

**865-60-A**—B.Q.—36-20 to 36-46 33rd Street, 32-50 37th Avenue, southwest corner, Block 601, Lot 1, Long Island City, Borough of Queens, F.D. Decision 11-9-60, re—exit lock.

**866-60-A**—B.M.—25 Grove Street, north side, 96 feet-1 inch east of Bedford Street, Block 588, Lot 77, Borough of Manhattan, Alt. 1439-60, re—basement rear apartment—yard, multiple dwelling.

**867-60-BZ**—B.M.—305 West 46th Street, north side, 79 feet west of 8th Avenue, Block 1037, Lot 28, Borough of Manhattan, Alt. 1864-60, re—parking lot for more than 5 motor vehicles, residence use district.

**868-60-A**—B.M.—1209 Park Avenue, east side, 80 feet-8½ inches south of East 95th Street, Block 1523, Lot 72, Borough of Manhattan, Alt. 915-60, re—increase of school use, egress and exterior stair.

**869-60-SM**—Synthanite Cement, concrete floor topping and underlayment for floor finishes, manufactured by American Synthanite Corp., Material.

**870-60-SM**—Keystone Butterfly Valve, Figures 100, 102 and 122, manufactured by Keystone Valve Corporation, Material.

**871-60-BZ**—B.Bx.—3031-3039 Bailey Avenue, 3030-3038 Albany Crescent, northwest corner, Block 3266, Lot 85, Borough of The Bronx, N.B. 617-60, re—gasoline service station, lubrication, office and sales room, minor auto repairs and parking for cars awaiting service, residence use district.

**872-60-BZ**—B.R.—1458 Forest Avenue, 1 North Livermore Avenue, southeast corner, and 21 North Avenue, Block 393, Lot 22, Westerleigh, Borough of Richmond, N.B. 1337-60, re—gasoline service station, lubritorium, car washing, minor auto repairs with hand tools only, sale of accessories, and parking for more than 5 motor vehicles and illuminated free standing sign, retail use district.

**873-60-A**—B.R.—1458 Forest Avenue, 1 North Livermore Avenue, southeast corner, and 21 North Avenue, Block 393, Lot 22, Westerleigh, Borough of Richmond, N.B. 1337-60, re—curb cut, in bed of mapped street.

**874-60-A**—B.M.—108-112 West 56th Street, south side, 150 feet west of Avenue of the Americas, Block 1008, Lots 39 and 40, Borough of Manhattan, Alt. 970-60, re—four story garage, class 3 construction; enclosed stairs, and change of use of third floor.

**875-60-A**—B.Q.—31-23 Vernon Boulevard, east side, 56.42 feet north of 31st Drive, Block 503, Lot 3, Long Island City, Borough of Queens, F.D. Order No. 1775-0, re—gas fired drying oven, not of an approved type.

**876-60-SA**—Midland Summeraire Portable Space Heater, Model Nos. H-120 and H-300B, manufactured by Midland Products Co., Appliance.

**877-60-SM**—Sika Chemical Corp. Plastiment Liquid, (concrete additive, manufactured by Sika Chemical Corporation, Material.

**878-60-SA**—National Drying Machinery Co. Silk Screen Oil Cloth Dryer, (indirect heat conveyer dryer), manufactured by National Drying Machinery Company, Appliance.

**879-60-A**—B.R.—3970 Hylan Boulevard, east side, from Montreal Avenue to Fairbanks Avenue, Block 4719, Lot 16, Oakwood Heights, Borough of Richmond, N.B. 826-60, re—construction in bed of mapped streets.

**880-60-BZ**—B.B.—179-189 33rd Street, north side, 100 feet east of 4th Avenue, Block 681, Lots 68 and 72, Borough of Brooklyn, N.B. 2213-60, re—proposed structure for manufacturing, and assembly and storage of electrical appliances and equipment, loading and unloading, and office; proposed business signs and curb cuts; area excessive, residence use district.

**881-60-BZ**—B. M.—82 Madison Street, south side, 122 feet-4 inches east of Catherine Street, Block 276, Lot 48, Borough of Manhattan, Alt. 1584-60, re—extend business use, in a residence use district.

**882-60-BZ**—B.Q.—108-25 Horace Harding Expressway, and 109-01 to 109-19 Saultell Avenue, 58-34 to 58-54 Waldron Street, southwest corner, and 60-11 to 60-31 Penrod Street, Block 1965, Lot 30, Forest Hills, Borough of Queens, N.B. 4168-58, re—non-accessory business uses, residence and retail use districts.

### *Restored to Docket*

**867-59-BZ**—B.Bx.—6249 Broadway and 208 West 252nd Street, southwest corner, Block 3415, Lot 1550, Borough of The Bronx, N.B. 1014-59, reopened and restored to calendar; previously dismissed, re—gasoline service station, lubritorium, car washing, inspection service, parking & storage, etc.—residence use district.

**799-52-BZ—Vol. II**—B.B.—16-18 Lexington Avenue, south side, 164 feet east of Grand Avenue and 2 Downing Street, Block 1969, Lot 25, Borough of Brooklyn, Alt. 3165-59, re—manufacturing of stuffed toys, shipping, storage—business, unrestricted and residence use districts.



# CALENDAR

**153-55-BZ—B.Bx.**—2955-2957 Boston Road, west side, 95.93 feet south of Adce Avenue. Block 4555, Lot 26, Borough of The Bronx. Amendment to Alt. 958-54, reopened for consideration as to extension of term of variance, re—auto repair, body, fender and spraying shop—business use district.

**706-59-BZ—Vol. II—B.B.**—1775-1801 Dean Street, 80 feet west of Rochester Avenue; 96 Rochester Avenue and 1778-1786 Pacific Street, Block 1343, Lots 31, 57, 59, 62, 63, 64 and 65, Borough of Brooklyn, Alt. 2927-60, re—1 story extension of use of an existing building occupied as manufacture of ceramic glassware, wire forming, bending, stamping, welding of light gauge wire, silk screen processing, loading and unloading; new curb cuts and signs; area coverage excessive; rear yard—retail and residence use districts.

**524-56-BZ—Vol. IV—B.B.**—6410-6422 13th Avenue and 1275 65th Street, northwest corner, Block 5746, Lots 41, 44 and 46, Borough of Brooklyn, Alt. 3413-60, re—extension to existing building—extension of uses therein (embalming room, display room, rest rooms, 5 chapels, parking of patrons cars on vacant land, etc.); rear yard—local retail use district.

**1000-54-BZ—B.B.**—9007-9011 3rd Avenue, east side, 59 feet 1¼ inches south of 90th Street and 318-324 90th Street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn, Alt. 5035-54, reopened for consideration as to extension of term of variance, re—extension of existing parking and storage of motor vehicles—retail and residence use districts.

**777-46-BZ—B.B.**—62 Tompkins Avenue, west side, 75 feet north of Floyd Street, Block 1739, Lot 42, Borough of Brooklyn, Alt. 2362-46, reopened for consideration as to extension of term of variance, re—manufacturing of wearing apparel—local retail use district.

**633-58-BZ—Vol. II—B.Bx.**—240-242 East 146th Street, south side, 250.13 feet west of Morris Avenue, Block 2335, Lot 23, Borough of The Bronx, Alt. 918-60, re—addition to building used as saw mill—manufacturing use district.

**881-59-BZ—Vol. II—B.M.**—15 Van Dam Street, north side, 129 feet 6¼ inches west of Avenue of the Americas, Block 506, Lot 47, Borough of Manhattan, Amendment to Alt. 1359-60, re—change from one non conforming use to another (theatre 1st floor; restaurant and cabaret in cellar; dressing room on 2nd floor)—residence use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept of Marine and Aviation.

## RULES

|                                                                    | Last Publication              |
|--------------------------------------------------------------------|-------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                       | Nov. 27, 1956.                |
| Carbon Dioxide Liquefier, Rules ..                                 | Mar. 18, 1947—Vol. 32, No. 11 |
| Cements, Air Entraining Portland, Rules for Approval and Use of .. | April 12, 1955.               |
| Cements, Blended, Rules for Testing and Use of .....               | Mar. 15, 1955—Vol. 40, No. 11 |

|                                                                                                                                                              | Last Publication               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Certificate of Occupancy, approved form .....                                                                                                                | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                                                                                             | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                                                                                      | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime) ..                                                                                                                            | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                                                                                            | Sept. 15, 1955.                |
| Elevator Rules .....                                                                                                                                         | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                                                                               | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                                                                                             | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                                                                                | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                                                                                     | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior) .....                                                                                                                            | April 15, 1958.                |
| Fire Drill Rules .....                                                                                                                                       | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Sept. 29, 1960—Vol. 45, No. 39 |
| Fireproof Wood, Testing of .....                                                                                                                             | June 30, 1960—Vol. 45, No. 26  |
| Gas Shut-Off Rules .....                                                                                                                                     | Apr. 13, 1937—Vol. 22, No. 15  |
| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Insulating Fibre Board Rules ....                                                                                                                            | June 5, 1928—Vol. 13, No. 23   |
| Methyl Chloride Rules for Class B and C Refrigerating Systems ..                                                                                             | Mar. 25, 1952—Vol. 37, No. 13A |
| Oil Burner Rules .....                                                                                                                                       | Feb. 11, 1947—Vol. 32, No. 6   |
| Opening Protective Assemblies, Rules for Inspection of .....                                                                                                 | June 25, 1959—Vol. 44, No. 25  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....                                                                   | May 27, 1954.                  |
| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..                                                            | Aug. 3, 1937—Vol. 22, No. 31   |
| Procedure, Rules of .....                                                                                                                                    | Nov. 13, 1956.                 |
| Smoking in Factories, Rules for ..                                                                                                                           | Oct. 8, 1959—Vol. 44, No. 40   |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                                                                                | Dec. 8, 1960—Vol. 45, No. 49   |
| Sprinkler, Rules .....                                                                                                                                       | June 30, 1960—Vol. 45, No. 26  |
| Standpipe Fireline Rules .....                                                                                                                               | June 29, 1937—Vol. 22, No. 26  |
| Structural Alterations Reporting ..                                                                                                                          | June 8, 1937—Vol. 22, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..                                                                                               | June 7, 1932—Vol. 17, No. 23   |
| Zoning Resolution, Rule to Supplement Section 19-A—                                                                                                          | Sept. 3, 1946—Vol. 31, No. 36  |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only). Further Sections will be published, containing other approved materials and appliances.

## DECEMBER 20, 1960, 10 A.M.

**NOTICE IS HEREBY GIVEN** of a public hearing *Tuesday morning, December 20, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

**352-60-BZ**  
**APPLICANT**—Harry Silverman for 23 Cornelia Street Incorporated, owner.  
**SUBJECT**—Application April 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing two story building, the change of occupancy from wet wash laundry to store and offices on the first floor and two apartments on the second floor.  
**PREMISES AFFECTED**—23 Cornelia Street, west side, 206 feet 7 inches north of Bleecker Street, Block 590, Lot 42, Borough of Manhattan.

Laid over from September 20, 1960, to October 25, 1960, for hearing at request of applicant for possible change to conforming use; then to December 20, 1960, at the request of the applicant, who will endeavor to find a conforming use.



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## 354-60-BZ

APPLICANT—Charles M. Spindler for Reo Properties, Incorporated, owner; Socony Mobil Oil Company Incorporated, lessee.

SUBJECT—Application May 10, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted use district, extending into a business district, the erection of a gasoline service station together with its accessory uses of lubritorium, auto washing (non-automatic) office, sales of accessories, minor repairs with hand tools only, safety inspection, parking and storage of motor vehicles and ground sign.

PREMISES AFFECTED—3912-3934 New Utrecht Avenue and 929-943 40th Street, northwest corner, Block 5583, Lots 18 and 30, Borough of Brooklyn.

Laid over from November 29, 1960 date to be set, for inspection and decision; applicant to send out new twenty-day notices.

## 606-60-BZ

APPLICANT—Lama, Proskauer and Prober for Sadie Abato, owner.

SUBJECT—Application August 10, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of a junk yard for a term of fifteen (15) years.

PREMISES AFFECTED—2645-2647 Mill Road, north side, 24 ft. 11½ in. west of Bay 44th Street, 214-218 Bay 44th Street, Block 6911, Lot 44, Borough of Brooklyn.

## 607-60-A

APPLICANT—Lama, Proskauer and Prober for Sadie Abato, owner.

SUBJECT—Application August 10, 1960—Appeal from a decision of the Borough Superintendent re—Corrugated metal, frame shed for business use.

PREMISES AFFECTED—2645-2647 Mill Road, north side, 24 feet, 11½ inches west of Bay 44th Street, 214-218 Bay 44th Street, Block 6911, Lot 44, Borough of Brooklyn.

## 633-60-BZ

APPLICANT—Haus and Bresin for Tidewater Oil Company, owner.

SUBJECT—Application August 24, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the alteration and rearrangement of an existent gasoline service station and extend the uses to include lubritorium, car washing (non-automatic), office, sale of accessories, minor repairs with hand tools only and extension of the area for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—122-01 to 122-09 Merrick Boulevard and 175-02 to 175-10 Baisley Boulevard, northeast corner, Block 12480, Lots 1, 7, 47, St. Albans, Borough of Queens.

## 682-60-BZ

APPLICANT—Leonard F. Rothkrug for Dora Wittenstein, owner.

SUBJECT—Application September 20, 1960—decision of the Borough Superintendent, under Sections 7c, 7e and 21 of the Zoning Resolution, to permit in a local retail and residence F F area district, the erection of a one and two story structure for retail shopping center consisting of a large supermarket, retail stores and bowling alleys with accessory patron and employee parking extending into the residence district, the building occupying more than the permitted area and without all of the required setbacks and loading and unloading curb cut within 50 ft. of the corner.

PREMISES AFFECTED—843-901 Elderts Lane, southeast corner of Linden Boulevard, block bounded by Linden Boulevard, Loring Avenue, Forbell Avenue and Elderts Lane, Block 4492, Lots 1, 16 and 29, Borough of Brooklyn.

## 340-48-BZ—Vol. III

APPLICANT—Carl H. Salminen for Frank Amoroso and Thomas Lombardo, owners.

SUBJECT—Application reopened October 4, 1960 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the construction and maintenance of an automatic car washing establishment with parking and storage of more than five (5) motor vehicles when the car washing establishment is closed.

PREMISES AFFECTED—135-20 35th Avenue and 35-06 Linden Place, southwest corner, Block 4959, Lots 18 and 20, Flushing, Borough of Queens.

## 319-53-BZ—Vol. II

APPLICANT—Samuel Rosenblum for Rose Spector, owner.

SUBJECT—Application reopened October 18, 1960 as Volume II—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), office and parking and storage of more than five (5) motor vehicles for a term of twenty (20) years.

PREMISES AFFECTED—3561 Eastchester Avenue and 1135 East 222nd Street, northwest corner, Block 4900, Lot 2, Borough of the Bronx.

## 574-59-BZ—Vol. II

APPLICANT—Burke and Groh for Trans-Lux Theaters Corporation, owner; Crest Lanes, lessee.

SUBJECT—Application reopened June 28, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and local retail district, a change of use from a motion picture theatre to a bowling alley and parking area, under the authority vested in the Board by Sections 7e and 7h of the Zoning Resolution.

PREMISES AFFECTED—1143-1151 Ogden Avenue, west side, 100 feet south of Union Place, Block 2526, Lot 95, Borough of the Bronx.

## 249-59-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Angelo Avellone, owner; A & B Liquor Store, lessee.

SUBJECT—Application reopened May 10, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of two retail stores with parking and storage of more than five (5) motor vehicles in addition to accessory parking on vacant portion and dwellings on the second and third stories, all for a temporary term of twenty (20) years.

PREMISES AFFECTED—95-02 to 95-04 35th Avenue, southwest corner, of 95th Street, Block 1469, Lot 1, Jackson Heights, Borough of Queens.

## 476-60-BZ

APPLICANT—John J. Tricarico for O. Caratozzolo and Sons, owner.

SUBJECT—Application June 23, 1960—decision of the Borough Superintendent, under Sections 7h and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the construction of a two car garage as accessory to a funeral home under construction, the combined area coverage of which exceeds the permitted area coverage with accessory parking, all in the residence use portion of the plot.

PREMISES AFFECTED—70-17 Cooper Avenue and 71-80 to 71-86 71st Street, northwest corner, Block 3686, Lot 46, Glendale, Borough of Queens.

## 7-56-BZ—Vol. II

APPLICANT—Murray L. White for Claribel Knapp, owner.

SUBJECT—Application reopened October 18, 1960 as Volume II—decision of the Borough Superintendent, un



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der Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with attendant's shack for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—88-22 182nd Street, west side, 175 feet north of 89th Avenue, Block 9917, Lots 11 and 56, Jamaica, Borough of Queens.

## 653-60-BZ

**APPLICANT**—Haus and Bresin for Playland Center, Incorporated, owner.

**SUBJECT**—Application September 9, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the construction and maintenance of a parking lot for patrons of the adjoining children's Amusement Park, for a temporary term of five (5) years.

**PREMISES AFFECTED**—92-01 to 92-07 164th Avenue and 163-51 92nd Street, northeast corner, Block 14076, Lot 137, Howard Beach, Borough of Queens.

## 209-46-BZ—Vol. VI

**APPLICANT**—Carl H. Salminen for H. M. Williams Chevrolet Incorporated, owner.

**SUBJECT**—Application reopened September 20, 1960 as Volume VI—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present accessory parking to an existing automobile showroom.

**PREMISES AFFECTED**—94-05 Northern Boulevard and 32-02 to 32-60 Junction Boulevard, northwest corner, Block 1423, Lots 1, 2 and 45, Jackson Heights, Borough of Queens.

## 562-60-BZ

**APPLICANT**—Sampson Levy for John and Henry Tanabe, Thelma R. Stern, Isadore and Phyllis Rubin and Henry and Beverly Nieves, owners.

**SUBJECT**—Application July 20, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit the erection of a six story multiple dwelling on a plot partly in a "C" area district and partly in an E-1 area district with less than the required setback, occupying more than the permitted area coverage and exceeding the permitted floor area ratio.

**PREMISES AFFECTED**—2-26 Rugby Road and 1308-1326 Caton Avenue, southwest corner, Block 5074, Lots 4, 6, 12 and 14, Borough of Brooklyn.

## 406-60-BZ

**APPLICANT**—Oscar A. Bloustein for Park-Nostrand Corporation, owner.

**SUBJECT**—Application May 25, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sales, minor repairs with hand tools only, and parking and storage of more than five (5) cars, sale of auto accessories, storage and ground sign, all for a term of fifteen (15) years.

**PREMISES AFFECTED**—3994-4004 Nostrand Avenue and 3691 Shore Parkway, northwest corner, Block 7501, Lot 224, Borough of Brooklyn.

## 285-59-BZ—Vol. II

**APPLICANT**—Elliot Saltzman for Zinzi and Sons, owner.

**SUBJECT**—Application reopened September 27, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, B area district, the construction of a two story extension to an existing building occupying more than the permitted area and extend the present legal use of Junk Shop into the proposed extension.

**PREMISES AFFECTED**—1156 Simpson Street, east side, 149 feet, 9 inches, south of Home Street, Block 2728, Lot 11, Borough of The Bronx.

## 286-59-A—Vol. II

**APPLICANT**—Elliot Saltzman for Zinzi and Sons, owners.

**SUBJECT**—Application reopened September 27, 1960 as Volume II—appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—1156 Simpson Street, east side, 149 feet, 9 inches south of Home Street, Block 2728, Lot 11, Borough of The Bronx.

## 553-60-BZ

**APPLICANT**—Sidney H. Kitzler for Sylvia Kornblum, owner.

**SUBJECT**—Application July 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the conversion of a professional apartment to a living apartment in the cellar of an existing class A multiple dwelling.

**PREMISES AFFECTED**—286 Corbin Place, northwest corner of The Esplanade, Block 7516, Lot 279, Borough of Brooklyn.

## 416-60-BZ

**APPLICANT**—McInerney and Mulvaney for Springfield, L. I., Cem. Soc., and Tres Dor Realty Company, Incorporated, owners.

**SUBJECT**—Application May 26, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building in a retail use district which is to be used for the repair of motor operated cemetery equipment and as a locker room for cemetery employees and the parking and storage of motor vehicles in an area which lies partly in the retail use and partly in an adjoining residence use district.

**PREMISES AFFECTED**—121-22 to 121-58 (121-30 official) and 121-72 to 121-90 Springfield Boulevard and 99-01 to 99-19 122nd Avenue, northwest corner, and 199-02 to 202-94 Nashville Boulevard, Block 12695, Lots 1, 25, 21, 35, 47, 52, 81, 83 and 102, Springfield, Borough of Queens.

## 668-60-BZ

**APPLICANT**—Charles A. Buckley, Jr., for Saul Furman and Abraham Marchison, owners.

**SUBJECT**—Application September 14, 1960—decision of the Borough Superintendent, under Sections 21 and 19B(e) of the Zoning Resolution, to permit in a residence use, E and D area district, the erection of a multiple dwelling occupying more than the permitted area coverage and floor area in the E area portion of the plot and less than the required parking spaces.

**PREMISES AFFECTED**—775-779 Waring Avenue, north side, from Wallace Avenue to Barnes Avenue, 2400-2416 Wallace Avenue, 2401-2417 Barnes Avenue, Block 4436, Lots 1, 3, 4, 6, 8, 10, 50 and 51, Borough of the Bronx.

## 903-25-BZ—Vol. II

**APPLICANT**—Martin J. Simon for Owen S. Gendelman, owner.

**SUBJECT**—Application reopened November 22, 1960 for consideration as to extension of time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the use of a two story and basement building as a garage for more than 5 motor vehicles.

**PREMISES AFFECTED**—823-829 Classon Avenue, east side, 47 feet north of Lincoln Place, Block 1178, Lot 3 Borough of Brooklyn.

## 229-55-BZ

**APPLICANT**—George Rosen for 1614 Realty Corp., owner.

**SUBJECT**—Application reopened November 22, 1960 for consideration as to extension of term of variance, expired July 26, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a restricted retail



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use district, the parking and storage of motor vehicles and the erection of an attendant's shelter.  
**PREMISES AFFECTED**—137-61 Queens Boulevard and east of Main Street from Manton Street to Queens Boulevard and west of 84th Drive, 60.77 feet south of Manton Street, Block 9651, Lots 15, 55, 56, 64 and 75, Jamaica Borough of Queens.

## 762-58-BZ

**APPLICANT**—Leonard F. Rothkrug for John R. Doody, owner.

**SUBJECT**—Application reopened November 22, 1960 for consideration as to extension of time to complete, expired September 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a D area district the erection of a retail store occupying more than the permitted area.

**PREMISES AFFECTED**—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

## 348-55-BZ

**APPLICANT**—Arnold W. Lederer for John Russo, owner.

**SUBJECT**—Application reopened November 22, 1960 for consideration as to extension of time to complete, expired December 4, 1957—decision of the Borough Superintendent, previously granted on condition, under Section 7a of the Zoning Resolution, permitting in a residence use district, the renting out of garage space for 2 cars, for pleasure cars of owners not residing on the premises.

**PREMISES AFFECTED**—934 Schenectady Avenue, west side, 200 feet south of Snyder Avenue, Block 4914, Lot 20, Borough of Brooklyn.

## 715-47-BZ—Vol. II

**APPLICANT**—Gustave Goldman for Albert Panerallo, owner.

**SUBJECT**—Application reopened November 22, 1960 for consideration as to extension of term of variance, expires February 28, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, the change of occupancy from private garage to motor vehicle repair shop, with school yard between intersecting streets.

**PREMISES AFFECTED**—966 4th Avenue and 367-369 37th Street, northwest corner, Block 696, Lot 39, Borough of Brooklyn.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 7-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station, office and lubritorium and extend such uses to include car washing, sales, utility room, minor auto repairs, parking and storage of motor vehicles, ground sign with business entrance (curb cuts) within 75 feet of a residence use district.

**PREMISES AFFECTED**—70-58 to 70-66 (70-60 official) Kissena Boulevard, and 153-08 to 153-18 70th Road, southwest corner, Block 6697, Lot 1, Flushing, Borough of Queens.

**Hearing closed**—Laid over from November 22, 1960 to December 20, 1960, for inspection and decision.

## 347-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

**SUBJECT**—Application May 5, 1960—decision of the Borough Superintendent, under Sections 21 and 19B (d) of the Zoning Resolution, to permit in a G-1 area district, the erection of a multiple dwelling occupying more than the permitted area, floor ratio area in excess of area permitted, with less than the required setback from the street line, less than the required outer court and less than the required parking spaces.

**PREMISES AFFECTED**—118-20 to 118-34 (118-24 official) 83rd Avenue, and 83-02 to 83-08 Abingdon Road, southwest corner, Block 3329, Lot 11, Kew Gardens, Borough of Queens.

**Hearing closed**—Laid over from November 9, 1960, to December 6, 1960, for hearing at the request of an objector, applicant concurring; then to December 20, 1960, for inspection and decision.

## 437-60-BZ

**APPLICANT**—Sidney H. Kitzler and Morris Hannes for Catherine Squeri, owner; Edward Fecci, lessee.

**SUBJECT**—Application June 7, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district the change in use of the present structure from repair shop on first floor and one family dwelling on second floor to factory for repair and manufacturing furniture with the use of power saws on first floor and two dwellings on second floor.

**PREMISES AFFECTED**—1135 Greene Avenue, north side, 100 feet east of Evergreen Avenue, Block 3285, Lot 89, Borough of Brooklyn.

**Hearing closed**—Laid over from December 6, 1960 to December 20, 1960, for inspection and decision.

## 22-60-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

**SUBJECT**—Application January 11, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and extend the use to include lubritorium, minor auto repairs, non-automatic car washing, utility room, salesroom, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—113-07 to 113-21 (113-21 official), Rockaway Boulevard, north side, from 113th Street to 114th Street, 114-02 to 114-12 114th Street, 114-01 to 114-03 113th Street and 113-06 to 113-20 Linden Boulevard, Block 11640, Lot 4, Aqueduct, Borough of Queens.

**Hearing closed**—Laid over from December 6, 1960 to December 20, 1960, for inspection and decision.

## 489-60-BZ

**APPLICANT**—Victor E. Block for Jaybar Construction Incorporated, owner.

**SUBJECT**—Application June 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—88 West 174th Street, south side, 234 feet west of Macombs Road, Block 2876, Lot 19, Borough of The Bronx.

**Hearing closed**—Laid over from December 6, 1960 to December 20, 1960, for inspection and decision.

## 534-60-BZ

**APPLICANT**—Julius S. Rapson for Vincenzo Cinelli, owner.

**SUBJECT**—Application July 12, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an unrestricted use and D area district, the erection of a one story building occupying more than the permitted area.



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**PREMISES AFFECTED**—150-11 Guinzburg Road, north side, 100 feet east of 150th Street, Block 10110, Lot 60, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from December 6, 1960 to December 20, 1960, for inspection and decision.

## 32-38-BZ—Vol. II

**APPLICANT**—A. H. Salkowitz for Berdean Realty Corporation, owner.

**SUBJECT**—Application reopened July 6, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted and residence use district, the change in use of the portion of existing building in the residence use portion of the plot from a milk plant to a factory for manufacturing extended from the unrestricted portion of the plot.

**PREMISES AFFECTED**—80-92 3rd Avenue southwest corner of Dean Street and 271-283 Bergen Street, Block 197, Lot 28, Borough of Brooklyn.

**Hearing closed**—Laid over from December 6, 1960 to December 20, 1960, for inspection and decision.

## 586-60-BZ

**APPLICANT**—James E. Vassalotti for Prospect Realty Company, owner.

**SUBJECT**—Application July 29, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the erection of a six story multiple dwelling exceeding more than the permitted area coverage.

**PREMISES AFFECTED**—180-185 Prospect Park South West, west side, 104 feet 15½ inches south of Reeve Place, 54-56 and 70 Reeve Place, and 227-237 Sherman Street, Block 5279, Lots 19, 29, 38, 39 and 40, Borough of Brooklyn.

**Hearing closed**—Laid over from December 6, 1960 to December 20, 1960, for inspection and decision.

## 587-60-A

**APPLICANT**—James E. Vassalotti for Prospect Realty Company, owner.

**SUBJECT**—Application July 29, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law, Section 27, subdivision 2G of the Multiple Dwelling Law re—lot line courts from street to street.

**PREMISES AFFECTED**—180-185 Prospect Park South West, west side, 104 feet, 15½ inches south of Reeve Place, 54-56 and 70 Reeve Place, and 227-237 Sherman Street, Block 5279, Lots 19, 29, 38, 39 and 40, Borough of Brooklyn.

## 462-60-BZ

**APPLICANT**—Leonard F. Rothkrug and Herbst and Rusciano for Rose Zumpano, owner.

**SUBJECT**—Application June 17, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the non-transient storage parking of pleasure type motor vehicles for a temporary term of ten (10) years.

**PREMISES AFFECTED**—3121 Heath Avenue, north side, 199.88 feet west of Fort Independence Street, Block 3261, Lots 172 through 177 and 248, Borough of The Bronx.

**Hearing closed**—Laid over from December 6, 1960 to December 20, 1960, for inspection and decision.

## 551-49-BZ—Vol. II

**APPLICANT**—John J. Tricarico for Remmcon Realty Corporation, owner.

**SUBJECT**—Application reopened June 7, 1960, as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the reconstruction of the present gasoline service station and garage and change the use of the first floor from gasoline service station, garage for more than five cars, motor vehicle repairs and sale of used motor vehicles to gasoline service station, garage for more than

five cars, minor motor vehicle repairs and storage of television parts and television repairs and the second floor from factory to offices.

**PREMISES AFFECTED**—88-02 to 88-08 102nd Street and 100-26 88th Avenue, southwest corner, Block 9296, Lot 61, Woodhaven, Borough of Queens.

**Hearing closed**—Laid over from December 6, 1960 to December 20, 1960, for inspection and decision.

## 478-60-BZ

**APPLICANT**—Sidney H. Kitzler for Sam Lapera, owner.

**SUBJECT**—Application June 23, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, D area district, the construction of a one story extension to an existing store building and occupying more than the permitted area coverage.

**PREMISES AFFECTED**—2547 Cropsey Avenue and 282-294 Bay 41st Street, northeast corner, Block 6908, Lots 1 and 7, Borough of Brooklyn.

**Hearing closed**—Laid over from December 6, 1960 to December 20, 1960, for inspection and decision.

## 473-55-BZ

**APPLICANT**—Herbst and Rusciano for Selma Caplan, owner.

**SUBJECT**—Application reopened November 1, 1960 for consideration as to extension of time to complete, expired June 30, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a retail use district, a one-story and cellar building of an area contrary to Section 14 of the Zoning Resolution.

**PREMISES AFFECTED**—2901-2907 Bruckner Boulevard and 3399 East Tremont Avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx.

**Hearing closed**—Laid over from November 29, 1960, to December 6, 1960, for further information from the Triborough Bridge and Tunnel Authority; then to December 20, 1960 to await further information from the Triboro Bridge and Tunnel Authority.

MAX H. FOLEY, *Chairman.*

## DECEMBER 20, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 20, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 719-60-A

**APPLICANT**—George Fuchs for Christian Science Society of Bayside, owner.

**SUBJECT**—Application September 28, 1960—Appeal from a decision of the Borough Superintendent re—frame building for public use, exits.

**PREMISES AFFECTED**—215-15 43rd Avenue, northwest corner, of 215th Place, Block 6305, Lot 17, Bayside, Borough of Queens.

## 588-53-A—Vol. II

**APPLICANT**—Lama Proskauer and Prober for Henry Spellman, owner.

**SUBJECT**—Application reopened October 11, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re storage of combustibles.

**PREMISES AFFECTED**—5-17 East 102nd Street, north side, 100 feet east of Fifth Avenue, Block 1608, Lot 5, Borough of Manhattan.

## 568-60-A

**APPLICANT**—De Rose & Cavalieri for Cecil H. Williams, owner.

**SUBJECT**—Application July 25, 1960—Appeal from a decision of the Borough Superintendent re—frame construction, business use.



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PREMISES AFFECTED—1363 Prospect Avenue, west side, 22.08 ft. north of Freeman Street, Block 2968, Lot 52, Borough of The Bronx.

## 577-60-A

APPLICANT—Hal I. Mirowitz for Investors Agency Incorporation, owner.

SUBJECT—Application July 27, 1960—Appeal from a decision of the Borough Superintendent, re—Frame structure.

PREMISES AFFECTED—151 Quincy Street, north side, 85 feet west of Bedford Avenue, Block 1971, Lot 35, Borough of Brooklyn.

## 583-60-A

APPLICANT—Ford Instrument Company, Division Sperry Rand Corporation, owner.

SUBJECT—Application July 20, 1960—Appeal from a decision of the Fire Commissioner re—permit for employees to smoke.

PREMISES AFFECTED—31-10 Thomson Avenue, southwest corner of 31st Place, Block 278, Lot 1, Long Island City, Borough of Queens.

## 637-60-A

APPLICANT—Mortimer E. Freehof for Fealan Corporation, owner.

SUBJECT—Application August 30, 1960—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 34, subdivision 6 and Section 177 of the Multiple Dwelling Law re—Cellar occupancy re yard.

PREMISES AFFECTED—104 East 30th Street, south side, 80 feet east of Park Avenue South (4th Avenue), Block 885, Lot 86, Borough of Manhattan.

## 672-60-A

APPLICANT—Albert Melniker for James Cox, owner.

SUBJECT—Application September 16, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Dora Street.

PREMISES AFFECTED—21 Dora Street, North side, 183.11 feet west of Woolley Avenue, Block 472, Lot 66, Castleton Corners, Borough of Richmond.

## 693-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

PREMISES AFFECTED—164 Wolverine Street, southwest corner of Wilder Avenue, Block 4400, Lot 1, Oakwood Heights, Borough of Richmond.

## 694-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

PREMISES AFFECTED—168 Wolverine Street, south side, 52 feet west of Wilder Avenue, Block 4400, Lot 45, Oakwood Heights, Borough of Richmond.

## 695-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

PREMISES AFFECTED—172 Wolverine Street, south side, 92 feet west of Wilder Avenue, Block 4400, Lot 43, Oakwood Heights, Borough of Richmond.

## 696-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed Pursuant to Section 36 of the General City Law re—building not fronting on legal Street—Thomas Street.

PREMISES AFFECTED—176 Wolverine Street, south side, 132 feet west of Wilder Avenue, Block 4400, Lot 41, Oakwood Heights, Borough of Richmond.

## 697-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Thomas Street.

PREMISES AFFECTED—180 Wolverine Street, south side, 172 feet west of Wilder Avenue, Block 4400, Lot 39, Oakwood Heights, Borough of Richmond.

## 698-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Thomas Street.

PREMISES AFFECTED—184 Wolverine Street, south side, 157.17 feet east of Thomas Street, Block 4400, Lot 37, Oakwood Heights, Borough of Richmond.

## 699-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Thomas Street.

PREMISES AFFECTED—190 Wolverine Street, south side, 94.67 feet east of Thomas Street, Block 4400, Lot 34, Oakwood Heights, Borough of Richmond.

## 712-60-A

APPLICANT—Charles M. Spindler for Colgas Incorporated, owner.

SUBJECT—Application September 27, 1960—Appeal from a decision of Borough Superintendent re—marquee.

PREMISES AFFECTED—3210-3222 White Plains Road, east side, 75 feet north of Burke Avenue, Block 4596, Lot 9, Borough of The Bronx.

## 393-60-A

APPLICANT—Buddy Knitwear, Incorporated, lessee; W.M.R. Realty Corporation, owner.

SUBJECT—Application May 19, 1960—Appeal from an order of the Fire Commissioner re—Bars on windows, purpose of egress.

PREMISES AFFECTED—129-131-135 Cooper Street, west side, 150 feet south of Central Avenue, Block 3434, Lot 42, Borough of Brooklyn.

MAX H. FOLEY, *Chairman.*

JANUARY 17, 1961, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 17, 1961, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 480-60-BZ

APPLICANT—Victor G. Madonia for Ferdinando Redavid, owner.

SUBJECT—Application June 24, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residential use, G-1 area district, the conversion of a one family dwelling to a two family dwelling with a new one story extension at the rear, and having a side yard less than 5'-0" on the north side.



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**PREMISES AFFECTED**—45-24 159th Street, west side, 220 feet south of 45th Avenue, Block 5437, Lot 62, Flushing, Borough of Queens.

Laid over from December 6, 1960, to January 17, 1961, for hearing and decision; applicant to send out new twenty day notices.

## 481-60-BZ

**APPLICANT**—Victor G. Madonia for Frances Vella, owner.

**SUBJECT**—Application June 24, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the conversion of an existing one family dwelling to a two family dwelling.

**PREMISES AFFECTED**—67-48 165th Street, west side, 90 feet north of 69th Avenue, Block 6918, Lot 63, Flushing, Borough of Queens.

Laid over from December 6, 1960, to January 17, 1961, for hearing; applicant to send out new twenty day notices.

## 805-59-BZ

**APPLICANT**—Simeon Heller and George J. Meltzer for Bulova Watch Company, Incorporated, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking of motor vehicles of the executives, employees and students attending the owner's school of watch making.

**PREMISES AFFECTED**—40-41 to 40-47 61st Street, east side, 227.43 feet north of 43rd Avenue, and 40-40 to 40-46 62nd Street, Block 1336, Lots 17 and 70, Woodside, Borough of Queens.

## 602-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Milton Geller, owner.

**SUBJECT**—Application August 8, 1960—decision of the Borough Superintendent, under Section 21 of Zoning Resolution, to permit in a G-1 area district the erection of an open porch encroaching upon the required rear yard, without the required setback and occupying more than the permitted area.

**PREMISES AFFECTED**—136 B. 138th Street, east side, 676.92 feet south of Rockaway Beach Boulevard, Block 777, Lot 59, Belle Harbor, Borough of Queens.

## 628-60-BZ

**APPLICANT**—Salvati and Son for Alphonso Franco, owner.

**SUBJECT**—Application August 18, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the extension of use of an existing store and dwelling, to a new building to be built on the same lot.

**PREMISES AFFECTED**—3302-3306 Canal Avenue and 2744 West 33rd Street, southwest corner, Block 6980, Lot 12, Borough of Brooklyn.

## 463-60-BZ

**APPLICANT**—Aaron Halpern for Hampton House, owner; The Pub Restaurant, Incorporated, lessee.

**SUBJECT**—Application June 17, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, premises to be used as a parking lot for the parking and storage of motor vehicles in addition to the parking of cars of employees and patrons of the restaurant on Lot 19 adjoining site and for the conjunctive use with the neighboring restaurant, and secondarily usage for neighborhood parking.

**PREMISES AFFECTED**—123-32 82nd Avenue, south side, 80.97 feet west of Queens Boulevard, Block 3359, Lot 13, Kew Gardens, Borough of Queens.

## 497-60-BZ

**APPLICANT**—John F. Fitzsimmons for Maria Napolitano, owner; Martha Schneidmuller, lessee.

**SUBJECT**—Application June 30, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—135-22 Centreville Street, west side, 29.92 feet south of Pitkin Avenue, and 97-04 Pitkin Avenue, Block 11534, Lot 1, Ozone Park, Borough of Queens.

## 763-60-BZ

**APPLICANT**—Simeon Heller and George J. Meltzer for Pvt. Louis Blum Post 115, Jewish War Veterans of the United States, owner.

**SUBJECT**—Application October 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story structure occupying more than the permitted area coverage.

**PREMISES AFFECTED**—38-17 Parsons Boulevard, east side, 150.19 feet south of 38th Avenue, Block 5024, Lot 8, Flushing, Borough of Queens.

## 621-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Elias Lieberman and Grace Todd, owners.

**SUBJECT**—Application August 16, 1960—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales ground sign with parking and storage of motor vehicles on the portion of plot unbuilt upon for a term of twenty (20) years.

**PREMISES AFFECTED**—131-31 to 131-39 (131-35 official) Springfield Boulevard and 216-01 to 216-09 132nd Avenue, northeast corner, Block 12922, Lot 125, Springfield, Borough of Queens.

## 717-60-BZ

**APPLICANT**—Albert Melniker for Jaywit Developers Incorporated, owner.

**SUBJECT**—Application September 28, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station and accessory uses including car washing, minor motor vehicle repairs with hand tools only, parking and storage of more than five cars with business entrances and show windows.

**PREMISES AFFECTED**—2052 Victory Boulevard and 7 Bradley Avenue, southeast corner, Block 724, Lot 1, Fairview Heights, Borough of Richmond.

## 718-60-A

**APPLICANT**—Albert Melniker for Jaywit Developers, Incorporated, owner.

**SUBJECT**—Application September 28, 1960—Filed pursuant to Section 35 of the General City Law—re curb cuts in bed of mapped street.

**PREMISES AFFECTED**—2052 Victory Boulevard and 7 Bradley Avenue, southeast corner, Block 724, Lot 1, Fairview Heights, Borough of Richmond.

## 782-60-BZ

**APPLICANT**—H. M. Cole for 64th Street Associates, owner.

**SUBJECT**—Application October 25, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a restricted retail and residence use district, the change in occupancy of an existing four story and basement building from a one family dwelling to doctors' offices extending into the residence portion of the premises.



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PREMISES AFFECTED—164 East 64th Street, south side, 90 feet east of Lexington Avenue, Block 1398, Lot 49, Borough of Manhattan.

## 783-60-A

APPLICANT—H. M. Cole for 64th Street Associates, owner.

SUBJECT—Application October 25, 1960—Appeal from a decision of the Borough Superintendent re—Class 3 building, commercial use, doctor's office re—stair enclosure.

PREMISES AFFECTED—164 East 64th Street, south side, 90 feet east of Lexington Avenue, Block 1398, Lot 49, Borough of Manhattan.

## 153-55-BZ

APPLICANT—Patrick D. Concagh for Jessie Millefiori, owner.

SUBJECT—Application reopened December 6, 1960 for consideration as to extension of term of variance, expired November 22, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, the maintenance of auto repair, body, fender and spraying shop.

PREMISES AFFECTED—2955-2957 Boston Road, west side, 95.93 feet south of Adey Avenue, Block 4555, Lot 26, Borough of The Bronx.

## 1000-54-BZ

APPLICANT—Andrew DiCamillo for Mary J. Lange and Catherine Motola, owners.

SUBJECT—Application reopened December 6, 1960 for consideration as to extension of term of variance, expired June 28, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot to be extended into the residence use district portion of plot.

PREMISES AFFECTED—9007-9011 3rd Avenue, east side, 59 feet 1¼ inches south of 90th Street and 318-324 90th Street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn.

## 777-46-BZ

APPLICANT—Leonard F. Rothkrug for Errera Bros., owner.

SUBJECT—Application reopened December 6, 1960 for consideration as to extension of term of variance, expired November 29, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a local retail use district, the manufacturing of wearing apparel.

PREMISES AFFECTED—62 Tompkins Avenue, west side, 75 feet north of Floyd Street, Block 1739, Lot 42, Borough of Brooklyn.

MAX H. FOLEY, *Chairman*.

## JANUARY 17, 1961, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 17, 1961, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 728-60-A

APPLICANT—Andrew Di Camillo for Louis Kotler, owner.

SUBJECT—Application September 29, 1960—Appeal from a decision of the Borough Superintendent re—egress.

PREMISES AFFECTED—1301-1313 West 7th Street and 6505-6509 Bay Parkway, southeast corner, Block 6578, Lot 1, Borough of Brooklyn.

## 735-60-A

APPLICANT—Socony Mobil Oil Company Incorporated, owner.

SUBJECT—Application October 3, 1960—Appeal from a decision of the Fire Commissioner re—Packaging of inflammable mixture known as "Mobil Crystal Clear Super Solvent" in 16-ounce Polyethylene containers in New York City (containers not in conformity with Administrative Code requirements).

## 742-60-A

APPLICANT—Frederick C. Genz for The New York Friends Group, Incorporated, owner.

SUBJECT—Application October 6, 1960—Appeal from a decision of the Borough Superintendent re—class 3 Construction, use of 4th floor for living quarters.

PREMISES AFFECTED—218 East 18th Street, south side, 248 feet east of Third Avenue, Block 898, Lot 46, Borough of Manhattan.

## 765-60-A

APPLICANT—Paul Friedman for Carnegie Endowment for International Peace, owner; Chase Manhattan Bank, lessee.

SUBJECT—Application October 19, 1960—Appeal from decisions of the Borough Superintendent re—signs in vicinity of U.N.

PREMISES AFFECTED—825 United Nations Plaza, and 345 East 46th Street, northwest corner, Block 1339, Lot 19, Borough of Manhattan.

MAX H. FOLEY, *Chairman*.

## JANUARY 20, 1961, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, January 20, 1961, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

## 438-60-SR

APPLICANT—Thomas J. Hartnett, Deputy Assistant Chief, Fire Department.

SUBJECT—Request of the Fire Department for the Adoption of Rules to Supplement the Mandatory Requirements of Section 280 of The Labor Law as Amended by the New York State Legislature by Adoption of Chapter 854 of The Laws of 1959.

MAX H. FOLEY, *Chairman*.

## JANUARY 24, 1961, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 24, 1961, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 845-39-BZ—Vol. IV

APPLICANT—Charles M. Spindler for Harris Goody Realty Corporation, owner.

SUBJECT—Application reopened October 18, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline station, and re-establishment of the permanent variance granted by the resolution adopted January 30, 1940 under Volume 1 and to continue the parking as a permitted use.

PREMISES AFFECTED—253-263 Empire Boulevard and 369-379 Rogers Avenue, northeast corner, Block 1308, Lot 1, Borough of Brooklyn.



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## 527-60-BZ

APPLICANT—Morton S. Cahn for Strogold Construction Company, Incorporated, owner; Gee-Kay Service Center, lessee.

SUBJECT—Application July 8, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction and rearrangement of the existing gasoline service station.

PREMISES AFFECTED—98-120 Livonia Avenue and 2135-2145 Strauss Street, southeast corner, Block 3584, Lot 26, Borough of Brooklyn.

## 508-60-BZ

APPLICANT—Julius S. Rapson for Murlesh Realty Corporation, owner.

SUBJECT—Application July 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a manufacturing use, D area district, the erection of a one story extension to the present factory occupying more than the permitted area coverage.

PREMISES AFFECTED—97-35 133rd Avenue, northeast corner of 99th Street, Block 11490, Lots 90 and 100, Ozone Park, Borough of Queens.

## 509-60-A

APPLICANT—Julius S. Rapson for Murlesh Realty Corporation, owner.

SUBJECT—Application July 6, 1960—Filed pursuant to Section 35 of Art 3 of the General City Law re—extension of factory in bed of mapped street.

PREMISES AFFECTED—97-35 133rd Avenue, northeast corner of 99th Street, Block 11490, Lots 90 and 100, Ozone Park, Borough of Queens.

## 701-60-BZ

APPLICANT—Lama, Proskauer and Prober for Albert and Alphonse Celentano, owner.

SUBJECT—Application September 22, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story and part cellar building for occupancy as a motor vehicle repair shop including body and fender work, painting and spraying, welding, lubricating, two gasoline tanks and pumps for owner's use, office and store room, curb cuts and signs and parking and storage of cars and trucks awaiting service on the unbuilt upon portion of the lot for a term of twenty (20) years.

PREMISES AFFECTED—727 Brush Avenue, west side, 603.62 feet north of Randall Avenue, Blocks 5560, Lot 62, Borough of The Bronx.

## 1004-57-BZ—Vol. II

APPLICANT—Henry J. Nurick for Palma Campbell, owner.

SUBJECT—Application reopened June 14, 1960 as Volume II—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the increase in the area of the plot and extend the term of the variance to permit the continuance of the present use of motor vehicle repair shop as previously granted by the Board which will expire June 28, 1962.

PREMISES AFFECTED—434-440 Manhattan Avenue, southeast corner of Bayard Street, Block 2724, Lot 7, Borough of Brooklyn.

## 647-60-BZ

APPLICANT—Leonard F. Rothkrug for Kalmon Dolgin Company, owner; Strauss Stores Corporation, owner.

SUBJECT—Application September 7, 1960—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the addition of minor auto repairs consisting primarily of auto muffler and tail pipe changing using an acetylene torch to the existing occupancy of retail auto accessories stores with drive-in service department, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—6907-6909 Fresh Pond Road, northeast corner, of 70th Avenue, Block 3629, Lot 2, Ridgewood, Borough of Queens.

## 906-59-BZ

APPLICANT—Julius S. Rapson for Geno Bandini, owner.

SUBJECT—Application December 31, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the maintenance of the present two story, two family dwelling without the required side yard due to the sub division of the plot.

PREMISES AFFECTED—242-01 North Conduit Avenue, northeast corner of 242nd Street, Block 13257, Lot 10, Rosedale, Borough of Queens.

## 752-60-BZ

APPLICANT—Julius S. Rapson for Geno Bandini, owner.

SUBJECT—Application October 11, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the maintenance of the present one family dwelling without the required side yard, due to the subdivision of the original plot.

PREMISES AFFECTED—138-35 242nd Street, east side, 50.99 feet north of North Conduit Avenue, Block 13257, Lot 13, Rosedale, Borough of Queens.

## 268-59-BZ

APPLICANT—William Gillman, for Darwin Credit Agency, owner.

SUBJECT—Application April 20, 1959—decision of the Borough Superintendent, under Sections 7j and 21 of the Zoning Resolution, to permit in a residence use, F area district, the maintenance of a trailer camp without the required rear yard and setback.

PREMISES AFFECTED—128-08 to 128-10 160th Street, south side, 50 feet east of 128th Avenue, Block 12266, Lot 48, Jamaica, Borough of Queens.

## 513-60-A

APPLICANT—William Gillman for Darwin Credit Agency Incorporated, owner.

SUBJECT—Application July 5, 1960—Filed pursuant to Section 36, Article 3, of General City Law re—trailer camp, trailers not facing legal street and an appeal from the Borough Superintendent re—construction, plumbing and drainage.

PREMISES AFFECTED—128-08 to 128-10 160th Street, south side, 50 feet east of 128th Avenue, Block 12266, Lot 48, Jamaica, Borough of Queens.

## 409-56-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Flygo Holding Corporation, owner; Quartite Creative Corporation, lessee.

SUBJECT—Application reopened September 13, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use C and D area district the addition of a two story extension to an existing building used for manufacturing and storage of lamps with ordinary accessory uses, occupying more than the permitted area, all for a temporary term of twenty (20) years.

PREMISES AFFECTED—134-01 to 134-19 Dahlia Avenue, northeast corner of Crommelin Avenue, Block 5125, Lots 15 and 60, Flushing, Borough of Queens.

## 707-60-BZ

APPLICANT—Lama, Proskauer and Prober for Fifty States Realty Corporation, owner.

SUBJECT—Application September 26, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, stor-



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age room, office and sales, ground sign, parking and storage of motor vehicles with signs and show window within 75 feet of a residence use district, for a term of twenty (20) years.

**PREMISES AFFECTED**—5201-5215 Avenue N and 1643-1653 East 52nd Street, Northeast corner, Block 7877, Lots 4, 5, 7, and 9, Borough of Brooklyn.

## 166-60-BZ

**APPLICANT**—Jerome W. Perlstein for 115-25 Metropolitan Avenue, Realty Corporation, owner.

**SUBJECT**—Application March 8, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the discontinuance of the present dancing school on the cellar floor in the southwest corner of an existing apartment house and extend the offices to include said area.

**PREMISES AFFECTED**—115-25 Metropolitan Avenue, and 116-02 Park Lane South, northeast corner, and 116-01 82nd Drive, Block 3323, Lot 1, Kew Gardens, Borough of Queens.

## 743-60-BZ

**APPLICANT**—Frederick A. Ketcher for Radcliff Estates Incorporated, owner; Panormus Dress and Blouse Company and Lavo Blouse Company, Incorporated, lessee.

**SUBJECT**—Application October 6, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the use of the second floor of an existing building for manufacturing of a type permitted in a business use district exceeding the permitted five percent area.

**PREMISES AFFECTED**—979 Morris Park Avenue, northeast corner of Radcliff Avenue, Block 4126, Lot 40, Borough of The Bronx.

## 744-60-A

**APPLICANT**—Frederick A. Ketcher for Radcliff Estates Incorporated, owner; Panormus Dress and Blouse Company and Lavo Blouse Company, Incorporated, lessee.

**SUBJECT**—Application October 6, 1960—Appeal from a decision of the Borough Superintendent—re means of egress.

**PREMISES AFFECTED**—979 Morris Park Avenue, northeast corner of Radcliff Avenue, Block 4126, Lot 40, Borough of The Bronx.

## 467-32-BZ—Vol. III

**APPLICANT**—Albert Melniker for Frances and Fred Surrey, owners; Isle Fuel Oil Service Company, lessee. Contract to purchase.

**SUBJECT**—Application reopened November 22, 1960 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing (non-automatic) minor auto repairs with hand tools only, sale of accessories and the parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—1745 Forest Avenue and 2 Leadley Place, north west corner and 841 Richmond Avenue, Block 1477, Lot 52, Port Richmond, Staten Island.

## 748-52-BZ—Vol. II

**APPLICANT**—Joseph Lau for Atlantic Electric Meter Corporation, owner.

**SUBJECT**—Application reopened November 1, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a resi-

dence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.  
**PREMISES AFFECTED**—313-315 West 51st Street, north side, 184.4 feet west of 8th Avenue, Block 1042, Lot 24, Borough of Manhattan.

## 374-60-BZ

**APPLICANT**—Max Siegel Associates for Fifth Washington Square Owning Corporation, owner; Park Square Garage Incorporated, lessee.

**SUBJECT**—Application May 16, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail and residence use district for a term of twenty one (21) years, the addition of limited transient parking in an existing multiple dwelling accessory garage for the surplus tenant spaces.

**PREMISES AFFECTED**—539-553 West Broadway, east side, from West 3rd Street to Bleecker Street, and 225-239 Mercer Street, Block 533, Lot 1 Borough of Manhattan.

## 375-60-A

**APPLICANT**—Max Siegel Associates for Fifth Washington Square Owning Corporation, owner; Park Square Garage Incorporated, lessee.

**SUBJECT**—Application May 16, 1960—Filed pursuant to Section 60 of the Multiple Dwelling Law—re Transient Parking in accessory Multiple Dwelling Garage.

**PREMISES AFFECTED**—539-553 West Broadway, east side, from West 3rd street to Bleecker Street, and 225-239 Mercer Street, Block 533, Lot 1 Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

JANUARY 24, 1961, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 24, 1961, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 403-58-A—Vol. II

**APPLICANT**—Joseph Schecter for Emma, Leo and Samuel Goodman, owners.

**SUBJECT**—Application reopened November 22, 1960 as Volume II—appeal from a decision of the Borough Superintendent, re—Egress.

**PREMISES AFFECTED**—13 East 16th Street, north side, 250 feet west of Union Square West, Block 844, Lot 10, Borough of Manhattan.

## 498-59-A—Vol. II

**APPLICANT**—Leonard Joseph for A. B. Realty Corporation, owner.

**SUBJECT**—Application reopened November 22, 1960 as Volume II—appeal from a decision of the Borough Superintendent re—Fire escape—second means of egress

**PREMISES AFFECTED**—225-227 West 36th Street, north side, 269.2 feet west of 7th Avenue, Block 786, Lot 29, Borough of Manhattan.

## 188-60-A

**APPLICANT**—Morton S. Cahn for Lipkin-Kahn, Incorporated, owner.

**SUBJECT**—Application March 11, 1960—Appeal from an order of the Fire Commissioner re—storage and use of liquefied chlorine.

**PREMISES AFFECTED**—151-06 88th Street, northeast corner of 151st Avenue, Block 11420, Lot 15, Howard Beach, Borough of Queens.

MAX H. FOLEY, *Chairman.*



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, DECEMBER 6, 1960, 10 A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon November 22, 1960 were approved as printed in the Bulletin of December 1, 1960, Vol. 45, No. 48.

### 32-38-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Berdean Realty Corporation, owner.

SUBJECT—Application reopened July 6, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted and residence use district, the change in use of the portion of the existing building in the residence use portion of the plot, from a milk plant, to a factory for manufacturing, extended from the unrestricted portion of the plot.

PREMISES AFFECTED—80-92 3rd Avenue southwest corner of Dean Street and 271-283 Bergen Street, Block 197, Lot 28, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: A. H. Salkowitz and P. R. Gray.

For Opposition: None.

ACTION OF BOARD—Laid over to December 20, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 551-49-BZ—Vol. II

APPLICANT—John J. Tricarico for Remmco Realty Corporation, owner.

SUBJECT—Application reopened June 7, 1960, as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the reconstruction of the present gasoline service station and garage and change the use of the first floor from gasoline service station, garage for more than five cars, motor vehicle repairs and sale of used motor vehicles, to gasoline service station, garage for more than five cars, minor motor vehicle repairs and storage of television parts and television repairs and the second floor from factory to offices.

PREMISES AFFECTED—88-02 to 88-08 102nd Street and 100-26 88th Avenue, southwest corner, Block 9296, Lot 61, Woodhaven, Borough of Queens.

#### APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: John V. Froehling, E. Handte, H. Baessler, G. Sykora, B. Kirschmann and E. Kirschmann.

ACTION OF BOARD—Laid over to December 20, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 473-55-BZ

APPLICANT—Herbst and Rusciano for Selma Caplan, owner.

SUBJECT—Application reopened November 1, 1960 for consideration as to extension of time to complete, expired June 30, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a retail use district, a one-story and cellar building of an area contrary to Section 14 of the Zoning Resolution.

PREMISES AFFECTED—2901-2907 Bruckner Boulevard and 3399 East Tremont Avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx.

#### APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to December 20, 1960, at 10 A.M. to await further information from the Triboro Bridge and Tunnel Authority.

### 22-60-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application January 11, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and extend the use to include lubritorium, minor auto repairs, non-automatic car washing, utility room, salesroom, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—113-07 to 113-21 (113-21 official) Rockaway Boulevard, north side from 113th Street to 114th Street, 114-02 to 114-12 114th Street, 114-01 to 114-03 113th Street and 113-06 to 113-20 Linden Boulevard, Block 11640, Lot 4, Aqueduct, Borough of Queens.

#### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: David Powers.

ACTION OF BOARD—Laid over to December 20, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 164-60-BZ

APPLICANT—Paul Friedman for Fifty States Realty Corporation, owner.

SUBJECT—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, and a ground sign all for a term of fifteen (15) years.

PREMISES AFFECTED—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

#### APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: None.

ACTION OF BOARD—Laid over to January 10, 1961, at 10 A.M. for further inspection and for decision; hearing previously closed.

### 165-60-A

APPLICANT—Paul Friedman for Fifty States Realty Corporation, owner.

SUBJECT—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service Station partly in bed of mapped street, proposed widening Metropolitan Avenue.

PREMISES AFFECTED—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

#### APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Laid over to January 10, 1961, at 10 A.M. for further inspection and for decision; hearing previously closed.

### 278-60-BZ

APPLICANT—A. H. Salkowitz for Dream Homes Incorporated, owner.

SUBJECT—Application April 14, 1960—decision of the Borough Superintendent, under Sections 21 and 19B (d) of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling and garage, without the required setback from the street line.

PREMISES AFFECTED—146-01 17th Avenue, northeast corner of 146th Place, Block 4626, Lot 35, Whitestone, Borough of Queens.

#### APPEARANCES—

For Applicant: Pete Gray.

For Opposition: None.

ACTION OF BOARD—Laid over, date to be set, applicant to file revised drawings and revised application.



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## 347-60-BZ

APPLICANT—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

SUBJECT—Application May 5, 1960—decision of the Borough Superintendent, under Sections 21 and 19B (d) of the Zoning Resolution, to permit in a G-1 area district, the erection of a multiple dwelling occupying more than the permitted area, floor ratio area in excess of area permitted, with less than the required setback from the street line, less than the required outer court and less than the required parking spaces.

PREMISES AFFECTED—118-20 to 118-34 (118-24 official) 83rd Avenue, and 83-02 to 83-08 Abingdon Road, southwest corner, Block 3329, Lot 11, Kew Gardens, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Samuel R. Rakosi, George J. Gross, Max Block, Jr., Senator Seymour R. Thaler, Melvin H. Intner, Alexander & Blanche Bockar, Morris Samet, Jessie P. Lupia, Lucy Milano, Muriel Geddes, Ellen Wolff, Dr. Paul Grindlinger, Andree Blum, Paul Strasser, Lise Alberti, Dr. L. Goitein, Joseph J. Perrini, Moses M. Weinstein, H. Edward Langer, Mrs. Melvin H. Intner, Mrs. Herman Koenigsberg, Elizabeth Yarro, Clara Asch, Lawrence Ferguson, Jack Dadourian, Albert Berr, Boris J. Warkow, Lloyd Espenschied, Mrs. Marcia Wachspress and others.

ACTION OF BOARD—Laid over to December 20, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 437-60-BZ

APPLICANT—Sidney H. Kitzler and Morris Hannes for Catherine Squeri, owner; Edward Fecci, lessee.

SUBJECT—Application June 7, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the present structure from repair shop on first floor and one family dwelling on second floor, to factory for repair and manufacturing furniture, with the use of power saws on first floor and two dwellings on second floor.

PREMISES AFFECTED—1135 Greene Avenue, north side, 100 feet east of Evergreen Avenue, Block 3285, Lot 89, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Charles Spindler and Morris Hannes.

For Opposition: Joseph M. Parrotta, Joseph R. Corso, Vincent Lombardo and Carmine Segardia.

ACTION OF BOARD—Laid over to December 20, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 462-60-BZ

APPLICANT—Leonard F. Rothkrug and Herbst and Rusciano for Rose Zumpano, owner.

SUBJECT—Application June 17, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the non-transient storage parking of pleasure type motor vehicles for a temporary term of ten (10) years.

PREMISES AFFECTED—3121 Heath Avenue, north side, 199.88 feet west of Fort Independence Street, Block 3261, Lots 172 thru 177 and 248, Borough of the Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug and Mrs. Rose Zumpano.

For Opposition: Benjamin Hurwitz, Mrs. L. Bordas and Ralph B. Thompson.

ACTION OF BOARD—Laid over to December 20, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 478-60-BZ

APPLICANT—Sidney H. Kitzler for Sam Lapera, owner.

SUBJECT—Application June 23, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, D

area district, the construction of a one story extension to an existing store building and occupying more than the permitted area coverage.

PREMISES AFFECTED—2547 Cropsey Avenue and 282-294 Bay 41st Street, northeast corner, Block 6908, Lots 1 and 7, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to December 20, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 480-60-BZ

APPLICANT—Victor G. Madonia for Ferdinando Redavid, owner.

SUBJECT—Application June 24, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residential use, G-1 area district, the conversion of a one family dwelling to a two family dwelling with a new one story extension at the rear, and having a side yard less than 5 feet 0 inches on the north side.

PREMISES AFFECTED—45-24 159th Street, west side, 220 feet south of 45th Avenue, Block 5437, Lot 62, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Victor G. Madonia.

For Opposition: None.

ACTION OF BOARD—Laid over to January 17, 1961, at 10 A.M. for hearing; applicant to send out new 20 day notices.

## 481-60-BZ

APPLICANT—Victor G. Madonia for Frances Vella, owner.

SUBJECT—Application June 24, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the conversion of an existing one family dwelling to a two family dwelling.

PREMISES AFFECTED—67-48 165th Street, west side, 90 feet north of 69th Avenue, Block 6918, Lot 63, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Victor G. Madonia.

For Opposition: Morton Moskowitz.

ACTION OF BOARD—Laid over to January 17, 1961, at 10 A.M. for hearing; applicant to send out new 20-day notices.

## 489-60-BZ

APPLICANT—Victor E. Block for Jaybar Construction Incorporated, owner.

SUBJECT—Application June 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—88 West 174th Street, south side, 234 feet west of Macombs Road, Block 2876, Lot 19, Borough of the Bronx.

### APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: Councilman Leonard Fastenberg, Samuel Piratensky, Shirley Berlind and Claire Salzman.

ACTION OF BOARD—Laid over to December 20, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 511-60-BZ

APPLICANT—Samuel Rosenblum for 777 Realty Company, owner.

SUBJECT—Application July 7, 1960—decision of the Borough Superintendent, under Sections 7c, 7A and 21 of the Zoning Resolution, to permit in a retail, restricted



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retail and residence use district, the erection of an eighteen (18) story office building that exceeds the permitted area coverage in the residence portion of the premises, does not provide the required rear yard and has show windows within 75 feet of the residence use district.

**PREMISES AFFECTED**—777-781 Third Avenue and 201-207 East 48th Street, northeast corner, Block 1322, Lots 1, 2, 3, 4, 5 and 6, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Rosenblum and Julian Roth.

For Opposition: Samuel Katzenstein, Peter Detmold, Marion King, Mabel S. Weil, Mary Lescaze, Letitia T. Howe and William Lescaze.

**ACTION OF BOARD**—Laid over to December 13, 1960, at 10 A.M. for continued hearing and inspection.

## 534-60-BZ

**APPLICANT**—Julius S. Rapson for Vincenzo Cinelli, owner.

**SUBJECT**—Application July 12, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an unrestricted use D area district, the erection of a one story building occupying more than the permitted area.

**PREMISES AFFECTED**—150-11 Guinzburg Road, north side, 100 feet east of 150th Street, Block 10110, Lot 60, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Julius S. Rapson, Vincenzo Cinelli and Peter P. Janni.

For Opposition: None.

**ACTION OF BOARD**—Laid over to December 20, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 586-60-BZ

**APPLICANT**—James E. Vassalotti for Prospect Realty Company, owner.

**SUBJECT**—Application July 29, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the erection of a six story multiple dwelling exceeding more than the permitted area coverage.

**PREMISES AFFECTED**—180-185 Prospect Park South West, west side, 104 feet 15½ inches south of Reeve Place, 54-56 and 70 Reeve Place, and 227-237 Sherman Street, Block 5279, Lots 19, 29, 38, 39 and 40, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Isidore L. Rosenzweig and Chester Mostkiewicz.

**ACTION OF BOARD**—Laid over to December 20, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 587-60-A

**APPLICANT**—James E. Vassalotti for Prospect Realty Company, owner.

**SUBJECT**—Application July 29, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law Section 27 subdivision 2G of the Multiple Dwelling Law re—lot line courts from street to street.

**PREMISES AFFECTED**—180-185 Prospect Park South West, west side, 104 feet 15½ inches south of Reeve Place, 54-56 and 70 Reeve Place, and 227-237 Sherman Street, Block 5279, Lots 19, 29, 38, 39 and 40, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Laid over to December 20, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 415-60-BZ

**APPLICANT**—James E. Vassalotti for Ira Hanig, owner.

**SUBJECT**—Application June 1, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erec-

tion and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office, sales, lunch wagon and parking and storage of motor vehicles for a term of twenty (20) years.

**PREMISES AFFECTED**—169-01 to 169-21 North Conduit Avenue and 144-35 to 144-45 New York Boulevard, northeast corner and 168-12 to 168-28 and 169-02 to 169-06 144th Road, Block 12598, Lots 116, 130, 145 and 150, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Samuel Bodian for Park Dept. and A. Harrison.

**ACTION OF BOARD**—Application withdrawn, without prejudice, at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

## 30-30-BZ—Vol. III

**APPLICANT**—Haus and Bresin for Samuel Schenkel, owner.

**SUBJECT**—Application September 8, 1960, decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the construction of a six foot extension along the front and a fifteen foot by fifteen foot 6 inch extension on the rear of the service building as previously approved by the Board under Vol. II and extend the uses to include car washing.

**PREMISES AFFECTED**—1977-1983 Ocean Avenue and 2001-2013 Avenue O, northeast corner Block 7674, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1960 after due notice by publication in the Bulletin; laid over to December 6, 1960 for decision and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated September 1, 1960 acting on Alt. Applic. No. 408-59, reads:

"1. Proposed enlargement of accessory building on an existing gasoline service station and change in occupancy to include gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office, sale of auto accessories, and parking and storage for motor vehicles, in a Residence zone, is contrary to Article II, PP. 3 of the zoning resolution; also proposal is not in accordance with the conditional variance granted by the B. S. & A. under Cal. #30-30-BZ and should be referred back to the Board.

"2. Proposed signs in a Residence zone is contrary to Article II PP. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and there has been two publications in the Bulletin of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a residence use district, the construction of a six foot extension along the front and a fifteen foot by fifteen foot 6 inch extension on the rear of the service building which was pre-



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viously approved by the Board under Vol. II and the extension of the uses to include non-automatic car washing, *on condition* that the work shall conform with drawings filed with this application dated April 17, 1960, 3 sheets and September 8, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 593-50-BZ

APPLICANT—Alvin F. Golankiewicz, owner.

SUBJECT—Application reopened November 9, 1960 for consideration as to extension of term of variance, expired October 11, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—South side of East 225th Street, 280 feet west of White Plains Road, Block 4826, Lot 71, Borough of The Bronx.

### APPEARANCES—

For Applicant: Alvin F. Golankiewicz.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on November 28, 1950, as amended October 11, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation October 11, 1960; and

WHEREAS, this application was reopened on November 9, 1960 and set for hearing on December 6, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 6, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated September 21, 1960 acting on Alt. Applic. No. 596-50, reads:

"1. The proposed parking and storage lot in a residence use district is contrary to Art. II Sect. 3 of the Zon. Res. Note: Refer to Cal. 593-50-BZ."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 28, 1950, as amended through October 11, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of ten (10) years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 471-51-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for Level Realty Corporation and Biscayne Realty Corporation, owners; Alexander's Department Stores, Incorporated, lessee.

SUBJECT—Application reopened July 12, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence, retail and retail 1 use district, the construction of a five story and cellar extension to an existing department store building.

PREMISES AFFECTED—2501-2525 Grand Concourse, northside, and 2508-2520 and 2528 Creston Avenue, Block 3167, Lots 1, 22, 26 and 72, Borough of The Bronx.

### APPEARANCES—

For Applicant: Herbert W. Riemer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 22, 1960 after due notice by publication in the Bulletin; laid over to December 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent dated May 11, 1960 acting on Alt. Applic. No. 17-59, reads:

"4. Proposal to extend an existing commercial bldg. into a Residence Use District through erection of a new portion therein is contrary to Art. II Sect. 3 of the Zoning Resol. and contrary to the Board of Stds. & Appeals Cal. 426-51-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a residence, retail and retail-1 use district, the construction of a five story and cellar extension to an existing department store building *on condition* that the work conform to drawings filed with this application dated June 9, 1960, 16 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 548-60-A

APPLICANT—Charles A. Buckley, Jr., for Level Realty Corporation and Biscayne Realty Corporation, owners; Alexander's Department Store, Incorporated, lessee.

SUBJECT—Application June 9, 1960—Appeal from a decision of the Borough Superintendent, re—class 3 commercial building, Escalators.

PREMISES AFFECTED—2501-2525 Grand Concourse, northside, and 2508-2520 and 2528 Creston Avenue, Block 3167, Lots 1, 22, 26 and 72, Borough of The Bronx.

### APPEARANCES—

For Applicant: Herbert W. Riemer.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 11, 1960 on Alt. Applic. 17-59, reads:

"5. Proposal to increase the volume of existing Class 3 commercial bldg. is contrary to 4.2.1 B.C.

6. Proposal to construct an unenclosed escalator in the new proposed portion is contrary to 10.5.1.B.C."

and

WHEREAS, the applicant states that the building is 206.34 feet by 174.89 feet in area, 4 and 5 stories, 57.9 and 70.3 feet high, of class 3 construction, located in residence retail and retail-1 use, B area, Class 1¼ height district, built in 1923, now used and occupied since March 23, 1916; cellar—boiler, pump rooms and sales, 983 persons; 1st floor—loading space and sales, 1225 persons; mezzanine—sales, 307 persons; 2nd floor—sales, 1106 persons; 3rd floor—sales, 967 persons; 4th floor—sales, 787 persons; 5th floor—storage and offices, 220 persons; substantially in accordance with Certificate of Occupancy No. 14126 issued May 7, 1954 against Alt. Applic. 1126/46; that the proposed use and occupancy will be the same, except that a greater area will be available for the existing uses; and



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WHEREAS, the proposed extension will be 100 feet by 182.94 feet in area, 5 stories high, of class 3 construction; and

WHEREAS, the applicant states that the extension, as proposed, is essential to the economical utilization of the increased area for rental store purposes and the retaining of the intermediate fire wall would make completely impracticable such extension; that further, and also important, it is respectfully submitted that in view of the fact that all floor height areas of the new building will coincide with height areas of the existing store structure and there will be no barrier or impediment of any kind between the two buildings; that the existing facilities for ingress and egress in the structure are more than adequately sufficient for any possible contingency; that the proposed escalator will run "down" only and will be in the new portion on completely open floor levels with the existing store premises; that the existing premises are presently equipped with unenclosed escalators, as to our knowledge are all department stores in the City of New York; that the additional building, if granted, will be equipped throughout with a sprinkler system and a fire alarm system and the escalator will be equipped with proper smoke baffles and fire shutter enclosures at each level; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal, insofar as it relates to Objection No. 5 of the Borough Superintendent's decision, should be granted; the applicant having withdrawn his appeal as to Objection No. 6.

*Resolved*, that the decision of the Borough Superintendent, dated May 11, 1960, acting on Alt. App. 17-59, Objection No. 5, but not in regard to Objection No. 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all the requirements of the resolution adopted this day by the Board under Cal. No. 471-51-BZ, Vol. II shall be complied with; and that a certificate of occupancy shall be obtained.

## 269-55-BZ

APPLICANT—Robert Gottlieb for Leon Goldstein, owner.  
SUBJECT—Application reopened November 9, 1960 for consideration as to extension of term of variance, expired November 29, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles for owner's small trucks, for his employees' cars and transients' cars.

PREMISES AFFECTED—2107-2109 Prospect Avenue, west side, 100.21 feet north of East 180th Street, Block 3096, Lot 33, Borough of The Bronx.

### APPEARANCES—

For Applicant: Alvin F. Golankiewicz.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on November 29, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on November 29, 1960; and

WHEREAS, this application was reopened on November 9, 1960 and set for hearing on December 6, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 6, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 3, 1960 acting on Alt. Applic. No. 195-55, reads:

"1. In a residence district the proposed "parking and storage of motor vehicles" is contrary to Sect. 3 Art. II of the Zoning Resolution. Cal. No. 269-55-BZ. Term of Variances expires November 29, 1960."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 29, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; that there shall be a new woven wire fence constructed with galvanized steel posts embedded in concrete around the entire lot except where adjacent buildings are located; and that a new certificate of occupancy shall be obtained."

## 27-60-BZ

APPLICANT—Ingram Carner for Ben Poretsky, owner.  
SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit on a lot located partly in a business and partly in a residence use district, the parking and storage of more than five (5) motor vehicles for a temporary term of 5 years.

PREMISES AFFECTED—466-476 Fenimore Street, south side, 100 feet east of New York Avenue and 645 New York Avenue, Block 4815, Lot 14, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Massimo Francis Yezzi.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1960 after due notice by publication in the Bulletin; laid over to November 22, 1960 for hearing; then to December 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1959 acting on Alt. Applic. No. 2465-59, reads:

"1. Parking of motor vehicles partly in a Business use & partly in a Residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution, to permit on a plot, located partly in a business and partly in a residence use district, the parking and storage of more than five motor vehicles for a temporary term of five (5) years *on condition* that the work shall conform to drawings filed with this application dated December 4, 1959, 3 sheets, except that there shall be no entrance or curb cut on Fenimore Street and that entrance shall be from New York Avenue only; that proper bumpers shall be installed; that the lot shall be paved with clean cinders or gravel, treated with a binder and rolled to grade for proper drainage; that the parking and storage shall be confined to pleasure cars only; that the sign shall be restricted to that required by the Department of Licenses; that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.



# MINUTES

## 290-60-BZ

APPLICANT—Aaron Halpern for Carmelo Liro, owner.  
SUBJECT—Application April 19, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the erection of a business building extending from the business use into the residence use district.

PREMISES AFFECTED—85-48 to 85-60 118th Street, northwest corner of Hillside Avenue and 117-09 to 117-23 Babbage Street, Block 9260, Lot 28, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Aaron Halpern.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 22, 1960 after due notice by publication in the Bulletin; laid over to December 6, 1960 for inspection and decision; applicant to submit recent City Zoning Map; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 4, 1960 acting on Alt. Applic. No. 2102-59, reads:

"1. Extension of this building, which is to be used for manufacturing and stores, into the residential portion of this plot, which is partially in a residence use district and partially in a business use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the erection of a business building extending from the business use into the residence use district *on condition* that the work conform to drawings filed with this application dated April 19, 1960, five sheets; and on the *further condition* that the manufacturing permitted shall be limited to that which is permitted under Section 4(b) of the Zoning Resolution; that all laws, rules and regulations applicable shall be complied with; and that permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 291-60-A

APPLICANT—Aaron Halpern for Carmelo Liro, owner.

SUBJECT—Application April 19, 1960—filed pursuant to Section 35 of the General City Law re—building is partially in bed of mapped street—proposed widening of Babbage Street.

PREMISES AFFECTED—85-48 to 85-60 118th Street, northwest corner of Hillside Avenue and 117-09 to 117-23 Babbage Street, Block 9260, Lot 28, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Aaron Halpern.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 4, 1960 on Alt. Applic. 2102-59, reads:

"2. As building is partially in the bed of a mapped street, same is contrary to Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the building is 124 feet by 123.67 feet, irregular in area, 1 story, 15 feet high, of class 3 construction, located in business and residence use, D-D and G-1 area, class 1½ and class 1¼ height district, built in 1927, now used and occupied since 1927; cellar—ordinary storage; 1st floor—stores and manufacturing, 20 persons; that the proposed use and occupancy will be: cellar—ordinary storage; 1st floor—stores and manufacturing (not more than five (5) occupied at manufacturing); and

WHEREAS, the applicant states that this building extends for a distance of approximately 20 feet into the bed of Babbage Street as proposed to be widened; that information obtained from the Office of the Borough President indicates that though the widening of the bed of Babbage Street has been proposed since April 7, 1922 or a period of over 38 years, no title to this street has yet been acquired by the City of New York and there is no proceeding now pending to acquire title to Babbage Street; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 2102-59, Objection No. 2 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted on condition* that all of the requirements of the resolution adopted by the Board this day under Cal. No. 290-60-BZ shall be complied with; and that a certificate of occupancy shall be obtained.

## 351-60-BZ

APPLICANT—Lama, Proskauer and Prober for Congregation B'Nai, owner.

SUBJECT—Application May 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, D-D area district, the erection of a one story and cellar at the rear of the present synagogue building without the required rear yard and parking of patrons cars on the open area of the plot extending into the required setback.

PREMISES AFFECTED—857-873 Hendrix Street, east side, 145 feet north of Stanley Avenue, Block 4354, Lot 45, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 22, 1960 after due notice by publication in the Bulletin; laid over to December 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 29, 1960 acting on Alt. Applic. No. 770-60, reads:

"1. In a DD area district located in a residence use district the proposed building without a rear yard is contrary to Art. IV Sec. 14B subdiv. (a) of Zoning Resolution.

"2. Proposed parking of patrons cars within the required set back in a DD area use district is contrary to Art. IV Sec. 14B subdiv. (d) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and



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WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in a residence use, D-D area district, the erection of a one story and cellar at the rear of the present Synagogue building, without the required rear yard and parking of patrons' cars on the open area of the plot extending into the required setback *on condition* that the work be done in accordance with drawings filed with this application dated May 6, 1960, 9 sheets; that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 395-60-BZ

APPLICANT—S. Oberwager for 46th St. Realty Corporation, owner.

SUBJECT—Application May 23 1960—decision of the Borough Superintendent under Section 7a of the Zoning Resolution, to permit in a business use district, the erection of a roof sign.

PREMISES AFFECTED—44-10 to 44-22 54th Avenue, south side, 85.03 feet west of 46th Street and 54-08 to 54-20 46th Street, Block 2536, Lot 12, Maspeth, Borough of Queens.

## APPEARANCES—

For Applicant: S. Oberwager.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 22, 1960 after due notice by publication in the Bulletin; laid over to December 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 13, 1960 acting on B.N. Applic. No. 276-60, reads:

"1. Proposed erection of a roof sign in a Business use district in contrary to Art. II Sec. 4a (49) (a) Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on B.N. App. 276-60, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 418-60-BZ

APPLICANT—William R. Altman and Herman Kron for East 76th Street Realty Corporation, owner.

SUBJECT—Application May 27, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the extension of a present legal garage use to include roof parking and storage of pleasure type motor vehicles.

PREMISES AFFECTED—332-340 East 76th Street, south side, 125 feet east of 2nd Avenue, Block 1450, Lot 54, Borough of Manhattan.

## APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 22, 1960, after due notice by publication in the Bulletin; laid over to December 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 12, 1960, acting on Alt. Applic. 357-60, reads:

"1. Use of roof for parking of automobiles would constitute an extension of a non-conforming use in a retail district contrary to Article 2 Sect. 4-A(a) and 4(a) (15)."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a of the Zoning Resolution, to permit in a retail use district, the extension of the presently legal garage use to include roof parking and storage of pleasure type motor vehicles only *on condition* that the work conform to drawings filed with this application dated May 27, 1960, 8 sheets; that the bumpers shown, and required, shall be properly braced; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 429-60-BZ

APPLICANT—Leonard F. Rothkrug for Vincent Scognamiglio, owner.

SUBJECT—Application June 1, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the demolition of an existing gasoline service station and store and the erection and maintenance of an auto repair shop with accessory business sign, welding and transmission repairs and parking occupying more than the permitted area and without the required rear yard, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2653-2661 Cropsey Avenue, north side, 25 feet east of Bay 44th Street, Block 6912, Lot 6, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT:

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1960 after due notice by publication in the Bulletin; laid over to November 22, 1960 at the request of an objector; then to December 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 5, 1960 acting on N.B. Applic. No. 731-60, reads:

"1. In a residence use district the proposed motor vehicle repair shop, automatic transmission repairs is contrary to Art. II Sec. 3 of Z.R.

"2. In a residence use district, D area district the proposed building occupies more than the area permitted by Art. IV Sec. 14(c) of the Zoning Resolution.



# MINUTES

"3. In a residence use district, the proposed building is not provided with the rear yard required by Art. IV Sec. 17 and Art. IV Sec. 14(a) of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N. B. App. 731-60, Objections 1, 2 and 3 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 471-60-BZ

APPLICANT—Victor E. Block for Sidjack Realty Corporation, owner.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1668 Bryant Avenue, east side, 24.75 feet north of East 173rd Street, Block 3002, Lot 2, Borough of The Bronx.

APPEARANCES—

For Applicant: Victor E. Block and Harry Kobrin.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 18, 1960 after due notice by publication in the Bulletin; laid over to November 22, 1960 for inspection; applicant to send out new twenty day notices; then to December 6, 1960 for decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1960 acting on Alt. Applic. No. 74-60, reads:

1. The proposed parking and storage of motor vehicles in a residence use district is contrary to Art. II Sec. 3 of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles, for a term of five years, *on condition* that the work conform to drawings filed with this application dated June 22, 1960, three sheets, and November 9, 1960, one sheet revised; that the sign shall be limited to that required by the Department of Licenses; that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 472-60-BZ

APPLICANT—Victor E. Block for Sidjack Realty Corporation, owner.

SUBJECT—Application June 22, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1570 Hoe Avenue, east side, 75 feet south of East 173rd Street, Block 2989, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Victor E. Block and Harry Kobrin.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 18, 1960 after due notice by publication in the Bulletin; laid over to November 22, 1960 for inspection; applicant to send new twenty day notices; then to December 6, 1960 for decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1960 acting on Alt. Applic. No. 75-60, reads:

"1. The proposed parking & storage of motor vehicles in a residence use district is contrary to Art. II Sec. 3 of the Zoning Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles of the pleasure type, for a term of five years, *on condition* that the work conform to drawings filed with this application dated June 22, 1960, three sheets, and November 9, 1960, one sheet, revised; that the sign shall be limited to that required by the Department of Licenses; that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 502-60-BZ

APPLICANT—William I. Hohauser for Northside Plumbing Corporation, owner.

SUBJECT—Application June 30, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the use of the lot in the residence portion for a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—4452-4456 Broadway, south-east corner of Fairview Avenue, Block 2170, Lots 400 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Sanford Hohauser.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 1, 1960, after due notice by publication in the Bulletin; laid over to November 22, 1960 for inspection and decision; applicant to submit drawing indicating grades of the plot as they will be upon completion of the work, the approval of the Transit Authority of such drawing and a statement as to the effect, if any, upon the foundations of the adjacent apartment houses; hearing closed; then to December 6, 1960 for decision; applicant to submit new parking plan and information on soil condition; and

WHEREAS, the decision of the Borough Superintendent, dated June 24, 1960, acting on Alt. Applic. 994-60, reads:

"1. Proposed Parking Lot for the storage & parking of more than five (5) motor vehicles located in a Residence Use District is contrary to Article II, Section 3 of the Zoning Resolution."

and WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles of the pleasure car type, for a term of five years, on condition that the work conform to drawings filed with this application dated June 30, 1960, 3 sheets, December 2, 1960, 2 sheets, revised, and December 2, 1960, one sheet additional; that the sign shall be limited to that required by the Department of Licenses; that the fence shown on the drawings shall be of the woven wire type; that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 684-60-BZ

APPLICANT—Victor E. Block for Harry Appleman, owner.

SUBJECT—Application September 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3445 Kossuth Avenue, north side, 3436 DeKalb Avenue, south side, intersection, Block 3327, Lot 73, Borough of The Bronx.

## APPEARANCES—

For Applicant: Victor E. Block and Harry Appleman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 22, 1960 after due notice by publication in the Bulletin; laid over to December 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 19, 1960 acting on Alt. Applic. No. 768-60, reads:

"1. Proposal to change the use of subject premises (located in a Residence Use District) from vacant land to parking and storage of more than 5 motor vehicles (Pleasure Type) is contrary to Art. II Sect. 3 of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles of the pleasure type, for a period of five years, on condition that the work be done in accordance with drawings filed with this application dated September 20, 1960, three sheets, and October 18, 1960, one sheet; and on the further condition that the parking and storage shall be limited to monthly patrons only; that keys to the gate shall be given to the tenants and that the gate shall be kept locked when not in use; that a sign shall be limited to that required by the Department of Licenses; that the lot shall be paved with clean gravel or steam cinders treated with a binder and rolled to grade for proper drainage; that all other laws, rules and regulations applicable shall be complied with; and that a permit shall be obtained, all work completed and a certificate of occupancy obtained with the requirements of Section 22A of the Zoning Resolution.

Adjourned: 2:35 P.M.

JAMES P. MULROY, Secretary

## REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 6, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

## 678-45-SM

APPLICANT—Paramount Tank & Steel Products Corp., owner—amendment of resolution as to change of ownership.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

678-45-SM—Paramount Tank & Steel Products Corp., 443 East 100th St., Brooklyn, New York, requested by letter in notarized form that the resolution adopted December 18, 1945 under Calendar Number 678-45-SM be amended as to change of owner-manufacturer from Klaff and Sons to Paramount Tank & Steel Products Corp. This application was reopened by a vote of the Board.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 18, 1945 under Calendar Number 678-45-SM be amended as to changes of owner-manufacturer from Klaff and Sons to Paramount Tank & Steel Products Corp., on condition that all other requirements of the resolution adopted December 18, 1945 under Calendar Number 678-45-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.



# MINUTES

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 965-48-SA

APPLICANT—Franklin Manufacturing Corp., owner—additional model and trade name.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
965-48-SA—Amendment to resolution as to additional model of washing machine and permission to market under additional trade names.

Franklin Manufacturing Corp. requested that the resolution adopted December 14, 1948 and amended through May 7, 1957 under Calendar Number 965-48-SA be reopened and amended so as to include an additional model of washing machine and permission to market under additional trade names.

USE: Automatic washing machine.

DESCRIPTION—The requested machines, known as the 1961 Model, are the same as the previously approved models differing only as to exterior trim and the color. The water supply feature remains the same.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 14, 1948 and amended through May 7, 1957 under Calendar Number 965-48-SA be reopened and amended so as to include the additional washing machine Model 1961 and permission to market it under the following names: A.M.C. by the Associated Merchandising Corp., Wizard by Western Auto and Marquette and Bradford by W. T. Grant, on condition that the requirements of the resolution adopted December 14, 1948 and amended through May 7, 1957, under Calendar Number 965-48-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 1105-48-SA

APPLICANT—Automatic Burner Corp., owner—additional trade name.

APPEARANCES—

For Applicant: W. A. Doermann.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
1105-48-SA—Amendment to resolution as to additional trade name.

Automatic Burner Corp., Chicago, Illinois, requested that the resolution adopted May 3, 1949 and amended through September 20, 1960 under Calendar Number 1105-48-SA be

reopened and amended so as to permit the approved ABC Oil Burner, Model 52A, to be marketed under an additional trade name.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted May 3, 1949 and amended through September 20, 1960 under Calendar Number 1105-48-SA be reopened and amended so as to permit the ABC Oil Burner, Model 52A to be marketed by the Sears Roebuck and Co, under the trade name of Homart Oil Burner, Models 348.5210 & 348.5216, on condition that the requirements of the resolution adopted May 3, 1949 and amended through September 20, 1960 under Calendar Number 1105-48-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 136-50-SM

APPLICANT—G. W. Ackerman, owner—door interviewers.

APPEARANCES—

For Applicant: Geo. W. Ackerman.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
136-50-SM—G. W. Ackerman, New York, filed February 6, 1950 an application for approval of the material known as Ackerman Door Interviewers, Models 2, 3, 4, 5, 6, 7, M and 10, under the provisions of Section C26-191.0 and the Rules of the Board for the Inspections of Approved Opening Protective Assembly. The application was subject for dismissal but was removed from the dismissal list at request of applicant.

USE: The appliance is for voluntary installation in a door so as to permit the occupant of the dwelling to observe a visitor on the outside.

DESCRIPTION: The casting used complies with the ASTM Specification for Zinc Alloy Die Casting XXV of which 94.25% is of 99.99% purity zinc. This alloy has a melting point of 717°F.

INSPECTION AND TEST: A model of the interviewer was inspected by Ass't. Engr. J. A. Darts.

RECOMMENDATION: On the basis of the data filed by the applicant, the Committee on Test recommends the approval of the material known as Ackerman Door Interviewer, Models 2, 3, 4, 5, 6, 7, M and 10, for voluntary installation under the provisions of Rule 3.7 of Rules for Inspection of Opening Protective Assembly when constructed of materials as herein described, on condition that the applicant furnish the manufacturers of the opening protective assembly a template showing the amount of cut-out necessary to receive the unit, the cut-out shall not effect any stiffening member, and provided further, that the device bear a label, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 136-50-SM", or in lieu thereof the wording may be BSA-136-50-SM.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.



# MINUTES

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 890-51-SA

APPLICANT—Mueller Climatrol Div. of Worthington Corp., owner—additional model gas-fired furnace.

### APPEARANCES—

For Applicant: Paul E. Stephenson.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

890-51-SA—Amendment to resolution as to additional models of gas-fired warm air furnaces.

Mueller Climatrol Division of Worthington Corp. requested by letter dated December 11, 1959, that the resolution adopted September 15, 1953 and amended May 20, 1958 under Calendar Number 890-51-SA be reopened and amended so as to include additional models of gas-fired warm air furnaces.

DESCRIPTION—The requested Models 142 and 143 Series are a counterflow type and the Models 144 and 145 are of the highboy category, sectional type, and their construction is very similar to the approved 130 and 131 Series. The principle difference is in the casing style and finish. The 145 Series is to replace the 130 and 131 Series. The models may be suffixed with additional numerals which designate the BTU input. These models have also been approved for the reduced clearances by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted September 15, 1953 and amended May 20, 1958 under Calendar Number 890-51-SA be amended so as to include the following models known as Series 142, 143, 144 and 145, on condition that the requirements of the resolution adopted September 15, 1953 and amended May 20, 1958 under Calendar Number 890-51-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 165-54-SM

APPLICANT—Weyerhaeuser Co. Roddis Div., owner—change of thickness of door and ownership.

### APPEARANCES—

For Applicant: Eugene M. Ford.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

165-54-SM—Amendment to resolution as to change in thickness of door and change of ownership.

Weyerhaeuser Company, Roddis Division, Marshfield, Wisconsin, requested that the resolution adopted May 17, 1955 and amended May 21, 1956 under Calendar Number

165-54-SM be reopened and amended so as to include a door of greater thickness and also to show a change in ownership.

USE: A one hour fire resistive opening protective assembly.

DESCRIPTION: The construction of the requested door is identical to the construction of the approved doors except the thickness has been increased to  $2\frac{1}{4}$ ", from  $1\frac{3}{4}$ ". The balance of the construction is identical.

RECOMMENDATION: The Committee on Test recommends that as the applicant has submitted an affidavit showing a change of ownership from Roddis Plywood Corp. to Weyerhaeuser Co., Roddis Division, that the resolution adopted May 17, 1955 and amended May 21, 1956 under Calendar Number 165-54-SM be reopened and amended so as to show a change of ownership; new owner being Weyerhaeuser Co., Roddis Division, and further that the door may be increased in thickness to  $2\frac{1}{4}$ ", on condition that the requirements of the resolution adopted May 17, 1955 and amended May 21, 1956 under Calendar Number 165-54-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 615-54-SA

APPLICANT—Norge Sales Corp. Div. of Borg-Warner Corp., owner—additional gas-fired clothes dryer.

### APPEARANCES—

For Applicant: Thomas R. Rogers.

ACTION OF BOARD—Application reopened and resolution amended in accordance with report and recommendation of Committee on Test.

### THE VOTE TO RESCIND REOPENING OF JANUARY 20, 1959—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE VOTE TO REOPEN AND AMEND—

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

615-54-SA—Amendment to resolution as to additional gas fired clothes dryers.

Norge Sales Corp., Division of Borg-Warner Corp., Chicago, Ill., requested that the resolution adopted May 17, 1955 under Calendar Number 615-54-SA be reopened and amended so as to include additional models of gas fired clothes dryers.

USE: Gas fired clothes dryer.

DESCRIPTION: There has been no change in the internal construction of the dryers; the only change being in the styling. The appliances have been approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends that the reopening of January 20, 1959 under Calendar Number 615-54-SA be rescinded and that the resolution adopted May 17, 1955 under Calendar Number 615-54-SA be reopened and amended so as to include the Norge Gas Dryers, Models DGU-60, DGU-80; DG49-59; DGM-280; DGF-290; DG-42, DG-G-870; DG-G-670; DG-G-470, DG-G-240, DG-88, DG-G-320; DG-50, DG-70, DG-280 and DG-290, on condition that the requirements of the reso-



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lution adopted May 17, 1955 under Calendar Number 615-54-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 616-54-SA

APPLICANT—Norge Sales Corp., Div. of Borg-Warner Corp., owner—additional washing machines.

### APPEARANCES—

For Applicant: Thomas R. Rogers.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 616-54-SA—Amendment to resolution as to additional models of clothes washing machines.

Norge Sales Corp., Division of Borg-Warner Corp., Chicago, Illinois, requested that the resolution adopted February 23, 1955 under Calendar Number 616-54-SA be reopened and amended so as to include additional models of clothes washing machines.

USE: Automatic and semi automatic clothes washers.

DESCRIPTION: The requested models are similar to the approved models. The only change being in the styling. There has been no change in the water inlet supply features of the equipment. The requested models have been approved by the Underwriters' Laboratory.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 23, 1955 under Calendar Number 616-54-SA be reopened and amended so as to include the additional Models AWE-62, AWM-282, AWF-292, AWV-81, AWE-42, AWV-286, AW-287, AW-281, AW-291, AW-282, AW-292, AWG-870, AWG-670, AWG-470, AWG-244, AWG-240, AW-88, AW-91, AWE-8, AWG-320, AW-342, AW-562, AW-52 and AW-729 clothes washing machines, on condition that the requirements of the resolution adopted February 23, 1955 under Calendar Number 616-54-SA are complied with

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 668-54-SM

APPLICANT—National Gypsum Company, owner—additional fire resistive partitions.

### APPEARANCES—

For Applicant: Donald K. Busch.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of the Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 668-54-SM—Amendment to resolution as to additional fire resistive ratings.

J. K. Hovind for the National Gypsum Company, Buffalo, N. Y., requested by letter dated June 17, 1960 that the resolution adopted April 10, 1956 and amended May 3, 1960 under Calendar Number 668-54-SM be reopened and amended to include additional fire resistive constructions and additional accessories.

USE: Gold Bonds 15/8" Holostuds and 2 1/2", 3 1/4", 4" and 6" Holostuds (previously approved) are incombustible studs for attaching plaster and other bases for furring and hollow partitions.

DESCRIPTION: Two partitions employing 15/8" Holostuds and others employing 2 1/2" Holostuds, previously approved, were tested for fire endurance at Ohio State University. The 15/8" Holostuds and new Holostud accessories, used in the above and/or other fire resistive constructions are as follows:

Gold Bond 15/8" Holostuds are fabricated from 16 gage hot-rolled steel. They have 1/2" wide flanges and are furnished in lengths of 7' to 12'. The web contains 1 1/8" x 1 1/4" slots approximately 4" o.c., factory finished with a black non-corrosive paint.

Gold Bond JX Clips are galvanized wire clips for attachment of gypsum lath to the flanges of Gold Bond Holostuds and 3/4", 1 1/2" and 2" furring channels.

Gold Bond HS-5 Resilient Field Clips are electro-galvanized sheet steel clips with projecting fingers to receive gypsum lath and which permits a resilient attachment to Holostuds.

Gold Bond HS-6 Resilient Starter Clips are electro-galvanized sheet steel clips which clip into Holostud track at the floor and ceiling, and secure gypsum lath.

Gold Bond HS-7 Resilient Finish Clips are electro-galvanized sheet steel clips for attachment of gypsum lath to Holostuds by impaling the lath on a projecting finger which is then bent over.

Gold Bond Holostud Column Clip for 15/8" Holostuds, which is identical to previously approved column clips, except for size.

INSPECTION AND TEST: Fire endurance tests were conducted at Ohio State University on the constructions hereinafter described, tested in accordance with the requirements of ASTM E119 and Sections C26-585.0, C26-591.0 and C26-592.0 Administrative Building Code and the test reports have been filed with and are part of the record. The accessories were inspected by the Committee on Test and were found to be as hereinbefore described.

### Fire Endurance Tested Partitions

No. 1—2 1/2" Holostuds spaced 16" o.c. with 3/8" plain gypsum lath attached with Gold Bond HS-1, HS-2 and HS-3 clips. 1/2" Gold Bond Gypsolite Plaster (mill-mixed 100 lbs. gypsum to 2 c. ft. perlite) applied in double-back operation. Plaster thickness includes lime-putty finish. The partition passed a 1 hour fire endurance and hose stream test.

No. 2—2 1/2" Holostuds spaced 16" o.c. with 3/8" perforated gypsum lath attached with Gold Bond HS-1, HS-2 and HS-3 Clips. 1" Gold Bond Gypsolite Plaster (mill-mixed 100 lbs. gypsum to 2 cu. ft. perlite) applied in two coats, scratch and brown. Plaster thickness includes lime-putty finish. The partition passed a 2 hour (over 2 hrs.-45 min.) fire endurance and hose stream test.

No. 3—2 1/2" Holostuds spaced 16" o.c. with 3/8" perforated gypsum lath attached with HS-5 Resilient Clips and accessories. 1/2" sanded gypsum plaster (2 1/2 parts sand to 1 part plaster) applied in double back operation to each side. Plaster thickness includes a lime-putty finish. The partition passed a 1 hour fire endurance and hose stream test.

No. 4—15/8" Holostuds spaced 16" o.c. with 3/8" perforated gypsum lath attached with Gold Bond JX Clips. 1/2" sanded gypsum plaster (2 1/2 parts sand to 1 part plaster)



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applied in double back operation. Plaster thickness includes lime-putty finish. The partition passed a 1 hour fire endurance and hose stream test.

No. 5—1½" Holostuds spaced 16" o.c. with diamond mesh metal lath wire tied to studs. ⅝" sanded gypsum plaster 1:2, 1:3) measured from face of lath. Plaster thickness includes lime-putty finish. The partition passed a 1 hour fire endurance and hose stream test.

No. 6—2½" Holostuds spaced 16" o.c. to which ⅜" x 24" Gold Bond Gypsum Backer Board was attached with Gold Bond HS-1, HS-2 and HS-3 Clips (previously approved). ½" Regular Gold Bond Gypsum Wallboard, previously approved, was laminated to the face surfaces of the backer board with Gold Bond Joint Cement Adhesive. The partition passed a 1 hour fire endurance and hose stream test.

**RECOMMENDATION:** On the basis of the inspection and tests and the data filed by the applicant, the Committee on Test recommends that the resolution adopted April 10, 1956 and amended May 3, 1960 under Calendar Number 668-54-SM be further amended to include constructions No. 1, 3, 4, 5 and 6 hereinbefore described as 1 hour fireproof partitions for use under Sections C26-239.0, C26-240.0 and C26-636.0 and to include construction No. 2 as a 2 hour fire resistive partition for use as stairway enclosures under Sections C26-239.0, C26-240.0 and C26-635.0 Administrative Building Code and to include the Holostud accessories herein described, on condition that all other requirements of the resolution adopted April 10, 1956 and amended May 3, 1960 under Calendar Number 668-54-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 730-54-SM

**APPLICANT**—Eastern Products Corp., owner—additional hanger clip.

### APPEARANCES—

For Applicant: Louis B. Gerold, Jr.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

730-54-SM—Amendment of resolution as to additional hanger clip.

Eastern Products Corporation requested that the resolution adopted March 1, 1955 under Calendar Number 730-54-SM be reopened and amended so as to include an additional clip.

**USE:** Clip used as a component part of a suspension system.

**DESCRIPTION:** The Clip designated as 6180 was approved March 1, 1955 under Calendar Number 730-54-SM is the same as the approved clip differing only as to its length. The purpose being that the use of the clip with the extended leg can drop the main carrying runner varying distances from the 1½ inch channel.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted March 1, 1955 under Calendar Number 730-54-SM be reopened and amended so as to include the clip part No. 6180 with variable leg length

to fasten the main runner to the 1½ inch channel on condition that the requirements of the resolution adopted March 1, 1955 under Calendar Number 730-54-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 626-55-SA

**APPLICANT**—Huebsch Mfg. Company, owner—additional trade name.

### APPEARANCES—

For Applicant: L. Frank Wright.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

626-55-SA—Amendment to resolution as to additional trade name.

Huebsch Manufacturing Co., Milwaukee, Wisconsin, requested that the resolution adopted December 18, 1956 under Calendar Number 626-55-SA be reopened and amended so as to permit the approved Huebsch 16 Pound Tumbler Dryer to be marketed under an additional trade name.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted December 18, 1956 under Calendar Number 626-55-SA be reopened and amended so as to permit the approved Huebsch 16 Pound Tumbler Dryer to be marketed under the additional trade name of Huebsch Hy-Dry Gas Heated Tumbler Dryer, on condition that the requirements of the resolution adopted December 18, 1956 under Calendar Number 626-55-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 83-56-SA

**APPLICANT**—Heil-Quaker Corp., owner—additional usage for oil-fired furnace.

### APPEARANCES—

For Applicant: James Capurso.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Fox and  
Commissioner Becker ..... 3  
Negative: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

83-56-SA—Amendment of resolution as to additional usage. Heil-Quaker Corporation requested that the resolution adopted December 2, 1958 and amended through May 10, 1960 under Calendar Number 83-56-SA be reopened and amended so as to permit the approved horizontal oil-fired furnaces be installed in garages.



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**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted December 2, 1958 and amended through May 10, 1960 under Calendar Number 83-56-SA be reopened and amended so as to permit the approved Heil-Quaker Oil-fired Furnaces, Models HO-84 and HO-112 and the Sears Roebuck Oil-fired Furnaces, Models 867.2884 and 867.28112 to be installed in garages and similar occupancies on condition that when the heaters are installed in those locations the base of the heater shall be at least 8'-0" above floor level; that all air for combustion shall be ducted in from outside the building and that all other requirements of the resolution adopted December 2, 1958 and amended through May 10, 1960 under Calendar Number 83-56-SA shall be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 713-56-SM

**APPLICANT**—Waco Wall Div. of Waco-Porter Corp., owner—change of ownership and additional trade name.

**APPEARANCES**—

For Applicant: M. D. Faige.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

713-56-SM—Amendment as to change of ownership and trade name.

Waco Wall Division of Waco-Porter Corporation, Minneapolis, Minnesota requested by filing an affidavit dated October 18, 1960, that the resolution adopted February 17, 1959 under Calendar Number 713-56-SM be reopened and amended so as to show a change in ownership and trade name of the approved folding door and/or partition.

**RECOMMENDATION:** In view of the affidavit filed by Waco-Porter Corp., the Committee on Test recommends that the resolution adopted February 17, 1959 under Calendar Number 713-56-SM be reopened and amended so as to show a change of ownership; new owner-manufacturer being Waco-Porter Corporation and permission to market the approved folding door and partition under the trade name of Waco Wall on condition that the requirements of the resolution adopted February 17, 1959 under Calendar Number 713-56-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 726-57-SM

**APPLICANT**—The Ascon Products Co., Inc., owner.

**APPEARANCES**—

For Applicant: Arthur S. Robbins.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE:**

Affirmative: Chairman Foley, Commissioner Fox and  
Commissioner Becker ..... 3  
Negative: Vice Chairman Kleinert ..... 1

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:  
726-57-SM—Ascon Products Co., Inc., Niantic, Conn., filed for approval of the material known as Rubber Crete Terrazzo with S-3 Binder under the provisions of Sections C26-191.0 and C26-667.0 Administrative Building Code.

**USE:** A terrazzo floor covering.

**DESCRIPTION:** The material is basically a mixture of portland cement and marble chips in proportion of 1:2 and this dry mix is wetted with the S-3 Binder which is a liquid synthetic rubber.

When applied to a floor the terrazzo is applied to a maximum thickness of 1/2 inch and weighs 3 lbs. per sq. ft. per 3/8" thickness.

**INSPECTION AND TEST:** The applicant has submitted reports of tests conducted by the Thompson & Lichtner Co., Inc., Boston, Mass. It was noted that the latex type terrazzo is stronger in rupture, has less absorption, less loss in abrasion and is approximately equal in acid susceptibility to a similar water cement terrazzo. The complete report is on file with and is part of the record.

**RECOMMENDATION:** On the basis of the tests and the data submitted by the applicant, the Committee on Test recommends the approval of the material known as Rubber Crete Terrazzo for voluntary use in New York City as a floor covering under the provisions of Section C26-667.0.4.a Administrative Building Code, on condition that the container in which the material is marketed shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 726-57-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 377-58-SA

**APPLICANT**—The Coleman Co., Inc., owner—additional model of gas-fired heater.

**APPEARANCES**—

For Applicant: Stanley M. Halpern.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Commissioner Fox and  
Commissioner Becker ..... 3  
Negative: Vice Chairman Kleinert ..... 1

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:  
377-58-SA—Amendment to resolution as to additional models of gas-fired heaters.

The Coleman Company, Inc., Philadelphia, Pa., requested that the resolution adopted December 16, 1958 and amended through January 26, 1960 under Calendar Number 377-58-SA be reopened and amended so as to include additional models of gas-fired heaters.

**USE:** Gas-fired space heaters.

**DESCRIPTION:** The requested Models 2121, 2122, 2123 and 2124 are basically the same as the Model 2120 previously approved, differing only as to BTU input which ranges from 30,000 to 70,000 BTU and in the location of the draft diverter, the requested models having the diverters mounted



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internally within the casing whereas the approved model has it located externally. The requested heaters have been approved by the American Gas Association.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted December 16, 1958 and amended through January 26, 1960, under Calendar Number 377-58-SA be reopened and amended so as to include the additional Models 2121, 2122, 2123, and 2124 gas-fired heaters on condition that the requirements of the resolution adopted December 16, 1958 and amended through January 26, 1960 under Calendar Number 377-58-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 408-58-SM

**APPLICANT**—Georgia Co., Inc., owner—additional fabrics.  
**APPEARANCES**—

For Applicant: Irwin D. Littman.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
408-58-SM—Amendment to resolution as to additional fabrics.

Georgia Company Inc. requested that the resolution adopted December 2, 1958 and amended December 1, 1959 under Calendar Number 408-58-SM be reopened and amended so as to include the additional Saran fabric known as Sarankan.

**USE:** Drapery fabric.

**DESCRIPTION:** The requested material is manufactured of the same yarns as the presently approved material Saran-spun Fabric. The difference is in the arrangement of the construction of the fabric. The material Sarankan meets the requirements of the Flameproofing Rules of the Board.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted December 2, 1958 and amended December 1, 1959 under Calendar Number 408-58-SM be reopened and amended so as to include the additional material known as Sarankan on condition that the requirements of the resolution adopted December 2, 1958 and amended December 1, 1959 under Calendar Number 408-58-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 601-58-SA

**APPLICANT**—Suburban Appliance Co., owner—change of ownership.

### APPEARANCES—

For Applicant: Roger G. Stillman.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
601-58-SA—Amendment to resolution as to change in ownership.

Suburban Appliance Company, Morristown, New Jersey requested by filing an affidavit, that the resolution adopted June 2, 1959 under Calendar Number 601-58-SA be reopened and amended so as to show a change of ownership.

**USE:** A gas-fired space heater.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted June 2, 1959 under Calendar Number 601-58-SA be reopened and amended so as to show a change of ownership, new owner being Suburban Appliance Company, Morristown, New Jersey on condition that the requirements of the resolution adopted June 2, 1959 under Calendar Number 601-58-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 197-59-SA

**APPLICANT**—Perfection Div. Hupp Corp., owner—additional models of gas-fired heaters.

### APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Fox and  
Commissioner Becker ..... 3  
Negative: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
197-59-SA—Amendment to resolution as to additional models of gas fired heaters.

Perfection Industries, Division of Hupp Corp., Waynesboro, Georgia, requested that the resolution adopted September 22, 1959 under Calendar Number 197-59-SA be reopened and amended so as to include additional models of gas fired space heaters.

**USE:** Gas fired space heaters.

**DESCRIPTION:** The requested Models OVC-20, OVC-35, OVC-50, OVC-70 and OVRC-20, OVRC-35, OVRC-50 and OVRC-70 are the radiant and non-radiant circulator type; the OVRC series being the radiant type and the OVC series being the non-radiant type.

The pilot burner has been changed from a Baso R36 non-linting type to a MHQ314 non-linting type. The balance of the controls consists of the following: 20,000 & 35,000 BTU heaters—Baso automatic 100% shut-off pilot safety valve, separate pressure regulator, manual shut-off valve and a MHV5155 Mechanical Thermostat Control Valve. 50,000 & 70,000 BTU heater—Unitrol 1000 ST Combination Control incorporating 100% Safety pilot, pressure regulator and mechanical snap throttle thermostat.

The requested model heaters have been approved by the American Gas Association.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted September 22, 1959 under Calendar Number 197-59-SA be reopened and amended so as to include the additional Models OVC-20, OVC-35, OVC-50, OVC-70, OVRC-20, OVRC-35, OVRC-50 and



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OVRC-70 gas fired space heaters, on condition that the requirements of the resolution adopted September 22, 1959 under Calendar Number 197-59-SA are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 281-59-SM

APPLICANT—Allied Chemical Corp., Barrett Div., owner—labeling.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
281-59-SM—Amendment to resolution as to labeling.

Allied Chemical Corporation, Barrett Division, New York requested that the resolution adopted September 20, 1960 under Calendar Number 281-59-SM be reopened and amended so as to permit the labeling on the wrapper in lieu of on each individual sheet.

The sheets of Rigidwall Sheathing is packaged in bundles of six (6) sheets and each bundle is then wrapped in heavy Kraft paper with the identifying label on the end.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted September 20, 1960 under Calendar Number 281-59-SM be reopened and amended so as to permit the wrapping in which six (6) sheets of the approved Rigidwall Sheathing are marketed to be stamped or labeled in accordance with the Board's requirement in lieu of stamping or labeling each individual sheet of the approved sheathing, on condition that all other requirements of the resolution adopted September 20, 1960 under Calendar Number 281-59-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 618-59-SM

APPLICANT—The William H. Hall Company, owner,  
C. A. Schroeder, agent.

APPEARANCES—

For Applicant: William H. Hall.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
618-59-SM—Wm. H. Hall Co., Windsor Locks, Conn., filed for approval of the material known as Zip-Clip & Zip-

Clamp, Models 7020, 7029, 7031, 7030, 7036, 7034, 7033 and 7035, under the provisions of Section C26-461.0 Administrative Building Code.

USE: A method of attachment of ceilings, ductwork, etc., to structural beams and tees.

DESCRIPTION: The clips are used as a substitute for "C"-clamps, or beam clamps. The clips are made of cadmium spring steel, plated.

The clips are designated as follows:

Model 7020—for flanges 1½" to 2" and bulb T's and is made of 0.093" diameter material.

Model 7029—for flanges up to 2½" to 3" and is made of 0.105" diameter material.

Model 7030—for flanges up to 5" to 6½" and is made of 0.125" diameter material.

Model 7031—for flanges 4" and is made of 0.125" diameter material.

The clips are also furnished with bracket assembly for threaded rod application.

In use the Zip Clip is snapped into place over the flange of the beam and the strap hangers are bolted through the coil of the clip.

INSPECTION AND TEST: Samples of the clip were tested by the Henry Souther Engineering Co. Results were as follows:

Model 7020—failure at average of 385 lbs.

Model 7029—failure at average of 520 lbs.

Model 7031—failure at average of 461 lbs.

Model 7030—failure at average of 385 lbs.

The complete report is on file with and is part of the record.

RECOMMENDATION: On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Zip-Clip, Models 7020, 7029, 7031 and 7030, and the Zip-Clip Bracket Assembly, Models 7036, 7034, 7033 and 7035, for voluntary use in New York City as a beam clamp to carry suspended ceilings, but not plastered ceiling, ducts, etc., on condition that the suspended ceilings carried by this clip shall comply with the requirements of Section C26-461.0 Administrative Building Code and that the maximum load carried by any clip shall not exceed 100 lbs. and further that all cartons in which the material is marketed shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 618-59-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 98-60-SA

APPLICANT—Insto-Gas Corporation, owner.

APPEARANCES—

For Applicant: John R. Cave.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
98-60-SA—Insto-Gas Corporation, Detroit, Michigan, filed for approval of the appliance known as Insto-Hot Portable Heaters, Models 1415 and 1415T, under the provisions of Section C-19-91.0 Administrative Code and the requirements of the Fire Commissioner.



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USE: Salamanders for providing heat for the setting of concrete and drying of plaster.

DESCRIPTION: The Model 1415 heater is rated as approximately 49,000 BTU. It consists primarily of a cast iron burner with a brass orifice placed inside a sheet steel cylinder, mounted on a base plate, carried on three steel legs. Heat is both radiated and convected from the unit.

The fuel, propane gas, is supplied to the burner from a standard I.C.C. cylinder equipped with excess flow check and a non-adjustable type pressure regulator factory set at 11 inches w.c. The supply hose is heavy wall neoprene made with brass threaded connections.

Each heater is equipped with a safety pilot and shut off valve designed for 100% shut off.

The Model 1415T is similar but in addition is equipped with a thermostat.

INSPECTION AND TEST: A typical unit was inspected at 38-05—30th St. by Ass't. Engr. G. F. Sklenarik.

The unit was tested for operation and automatic gas shut off with satisfactory results.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Insto-Hot Portable Heaters, Models 1415 and 1415T, for use in New York City as salamanders under the provisions of Section C-19-91.0 Administrative Code and the requirements of the Fire Commissioner and Rule 2.7 of the Rules of the Board for the Erection, Alteration, Repair, Excavation for and Demolition of Buildings, provided that each heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 98-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

169-60-SA

APPLICANT—American Radiator and Standard Sanitary Corporation, owner.

APPEARANCES—

For Applicant: Milton R. Scheiber.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 169-60-SA — American Radiator and Standard Sanitary Corp., filed March 11, 1960 for approval of the appliance known as American-Standard Arcoglass and Arcosteel, Automatic Gas Storage Water Heaters, various models, for use in New York City under the provisions of Article 12, Administrative Building Code.

USE: Automatic Gas Storage Water Heater for domestic and commercial hot water supply.

DESCRIPTION: The types of water heaters are "Arcosteel" Standard and Deluxe, which have galvanized steel tanks, and "Arcoglass," Standard and Deluxe, which have glass lined steel tanks. The outer jacket of the water heaters are of 24 gauge steel finished with baked enamel. All heaters are lined with 1" Owens Corning Fiber Glass, Type "AF" insulation, except the DG heaters which have 2" insulation. The Arcosteel heaters have hot dip galvanized steel tanks tested at 353 PSI with an operating pressure of 150 PSI. The Arco glass heaters have porcelain, sprayed wet frit glass, lined tanks tested at 300 psi with an operating pressure of 127.5 psi. The burner is of single port upshot

cast iron with integral cast iron flame spreader having a Robert-Shaw Fulton Minipilot and #2B pilot. The combustion chamber is located directly beneath bottom head of inner tank. All heaters have Robert-Shaw—Fulton United 100% Safety Shut-off controls. Each heater has a center flue with baffle, gauged to size of heater. The draft hood is of 20 gauge steel baked enamel finish. The cold water inlet tube is of approved plastic compound Kralastic—N.S.F. The anode is of magnesium with steel wire core. 84 diameter 3/4" thread brass or plated steel collar installed through separate topping in top head. The nipples are 3/4" brass in Arcoglass units and 3/4" galvanized wrought steel in Arco-steel units. The Drains are brass 3/4" NPT Sill Cock with standard water hose coupling threads. The heater base on Standard Models are 16 gauge extruded steel legs with a baked enamel finish, except the G50SG Model which has solid ring-type base. The Deluxe Model heaters are equipped with a solid ring-type base. All models are resigned for and are approved for natural, manufactured and mixed gases.

Gauges of the tanks vary in accordance with the size of the heater.

As hot water is drawn from the top of the tank, cold water enters through a dip tube inlet. The cold water flows towards the bottom where a thermostat is located. When the temperature falls to a present level, the thermostat opens a man gas supply and the main burner goes on, ignited by the pilot. When selected temperature is reached, the thermostat shuts off the gas supply.

The capacities of the various water heaters are as follows:

| Arcosteel<br>Standard | Tank Size<br>Gallons | Recovery GPH<br>100°F Rise | BTU Input<br>Per Hour |
|-----------------------|----------------------|----------------------------|-----------------------|
| G-20-SS               | 20                   | 21.8                       | 26,000                |
| G-30-SS               | 30                   | 26.9                       | 32,000                |
| G-40-SS               | 40                   | 31.1                       | 37,000                |
| Arcosteel<br>Deluxe   |                      |                            |                       |
| G-20-AS               | 20                   | 21.8                       | 26,000                |
| G-20-DS               | 20                   | 25.2                       | 30,000                |
| G-20-ASR              | 20                   | 25.2                       | 30,000                |
| G-30-AS               | 30                   | 26.9                       | 32,000                |
| G-30-DS               | 30                   | 31.9                       | 38,000                |
| G-30-ASR              | 30                   | 31.9                       | 38,000                |
| G-40-DS               | 40                   | 33.6                       | 40,000                |
| G-40-AS               | 40                   | 31.1                       | 37,000                |
| G-40-ASR              | 40                   | 33.6                       | 40,000                |
| G-50-DS               | 50                   | 42.0                       | 50,000                |
| Arcoglass<br>Standard |                      |                            |                       |
| G-20-SG               | 20                   | 21.8                       | 26,000                |
| G-20-AG               | 20                   | 21.8                       | 26,000                |
| G-30-SG               | 30                   | 26.9                       | 32,000                |
| G-30-AG               | 30                   | 26.9                       | 32,000                |
| G-40-SG               | 40                   | 31.1                       | 37,000                |
| G-40-AG               | 40                   | 31.1                       | 37,000                |
| G-50-SG               | 50                   | 42.0                       | 50,000                |
| Arcoglass<br>Deluxe   |                      |                            |                       |
| G-30-DG               | 30                   | 31.9                       | 38,000                |
| G-40-DG               | 40                   | 33.6                       | 40,000                |
| G-50-DG               | 50                   | 42.0                       | 50,000                |

Model numbers, except with suffix SS, approved for operation at outlet water temperatures of 180°F.

All water heaters are to be connected to a flue or chimney in accordance with Article 12, Administrative Building Code.

INSPECTION AND TEST: All data was examined by Ass't. Architect T. W. Farricker.

These water heaters have been tested and approved by the American Gas Association. The reports are on file with and are part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as American-Standard Arcoglass and Arcosteel, automatic gas storage water heaters, various models, for use in New York City



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under the provisions of Article 12, Administrative Building Code, provided that each water heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 169-60-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 292-60-SA

APPLICANT—Southwest Pump Company, owner; R. E. Risser, Jr., G. Theon Wright, Gasoline Pump Manufacturers Associates, agent.

### APPEARANCES—

For Applicant: R. Eugene Risser, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 292-60-SA—Southwest Pump Company, Bonham, Texas, filed for approval of the appliance known as Service Station Gasoline Dispensers for Remote Pumps, Models G.O.C. 1-RC and G.O.C. 2-RC, under the provisions of Section C19-69c. Administrative Code.

USE: Gasoline dispensing units for garages and service stations.

DESCRIPTION: The Model G.O.C. 1-RC dispenser is an island type dispenser to be used with remote pumping units. It is provided with an external visigauge, 15 feet of  $\frac{3}{4}$  inch hose with retracting cable and an illuminated dial to show price per gallon, number of gallons dispensed and total price. Within the casing are assembled an automatic computer, meter with hydraulic control valve, reset interlock mechanism and the operating switch.

The dispenser is so designed as to prevent delivery unless the register has been reset to zero and also to prevent delivery from any dispenser on a common line with others unless its operating switch is closed.

The Model G.O.C. 2-RC dispenser is similar in design except that it is made up of two dispensers which are installed as a unit.

INSPECTION AND TEST: All data was examined by Ass't. Engr. G. F. Sklenarik.

These dispensers have been tested and approved by the Underwriters' Laboratories file MH2100.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Southwest Pump Company Service Station Gasoline Dispensers for Remote Pumps, Models G.O.C. 1-RC and G.O.C. 2-RC, for use in New York City under the provisions of Section C19-69c Administrative Code with approved pumps, provided that each dispenser shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 292-60-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 293-60-SA

APPLICANT—Southwest Pump Company, owner; R. E. Risser, Jr. and G. Theon Wright, Gasoline Pump Manufacturers Assoc., agent.

### APPEARANCES—

For Applicant: R. Eugene Risser, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 293-60-SA—Southwest Pump Company, Bonham, Texas, filed for approval of their appliance known as Service Station Gasoline Pumps, Model G.O.C.-1 and G.O.C.-2, under the provisions of Section C19-69c Administrative Code.

USE: Gasoline dispensing pumps for garages and service stations.

DESCRIPTION: The Model G.O.C.-1 dispensing pump is an island type pump consisting of automatic computer, meter, rotary pump with by-pass valve, air separator with vent and  $\frac{1}{2}$  hp. explosion proof motor with operating switch and reset interlock. A 15 foot  $\frac{3}{4}$  inch hose and nozzle with retracting cable are provided, also a visigauge and an illuminated dial showing price per gallon, number of gallons dispensed and total price.

The Model G.O.C.-2 is similar but consists of two dispensing pumps which are installed as a unit.

INSPECTION & TEST: All data was examined by Ass't. Engr. G. F. Sklenarik.

These dispensing pumps have been tested and approved by Underwriters' Laboratories, File MH2100.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Southwest Pump Company Service Station Gasoline Pumps, Models G.O.C.-1 and G.O.C.-2, for use in New York City under the provisions of Section C19-69c Administrative Code, Provided that each pump shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 293-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 436-60-SA

APPLICANT—Carleton Stuart Corporation for Carrier Corporation, owner; The Thermodyne Corporation, agent.

### APPEARANCES—

For Applicant: Richard F. Meates.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0



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## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 436-60-SA—Carleton Stuart Corp. for Carrier Corp., Syracuse, N.Y., filed for approval of the appliance known as Carrier Window Air Conditioning Units, Series 51CA, Models 130201, 130301, 150201 and 150301, under the provisions of Section C26-191.0 and Article 18, Chapter 19, Administrative Code.

USE: Room cooling units.

DESCRIPTION: The Carrier 51CA Series conditioners are self contained units primarily designed for window installation. The units employ two speed fans and are thermostatically controlled.

The Model 130201 has a 1½ hp. compressor and is charged with R-12 refrigerant. Its capacity is 13,000 Btu per hour and it operates on 9.6 amperes and 208 volts. The Model 130301 is similar except that it operates on 8.5 amperes and 230 volts.

The Model 150201 unit has a 2 hp. compressor and is charged with R-500 refrigerant. Its capacity is 15,000 Btu per hour and it operates on 11 amperes and 208 volts. The Model 150301 is similar, except that it operates on 10 amperes and 230 volts.

INSPECTION & TEST: All data was examined by Ass't. Engr. G. F. Sklenarik.

These air conditioners have been tested and approved by the Underwriters' Laboratories, File SA 2240.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Carrier Window Air Conditioning Units, Series 51CA, Models 130201, 130301, 150201 and 150301, for use in New York City under the provisions of Article 18, Chapter 19, Administrative Code and the Electrical Code of the City of New York, provided that each unit shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 436-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 609-60-SM

APPLICANT—Security Products Company, subsidiary of Pauly Jail Building Company, owner; Malcolm MacGregor Associated, Inc., agent.

APPEARANCES—  
For Applicant: Stephen J. Gasparovic.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 609-60-SM—Security Products Company, a subsidiary of Pauly Jail Building Co., filed for approval of the material known as Security Metal Window—Model APW-40CT, under the provisions of Section C26-530.0 Administrative Building Code.

USE: Window to provide restraint at the openings.

DESCRIPTION: The window is of the aluminum security louver type with ventilators arrangement. The principle sections of the window are made of 6063-T5 alloy aluminum. The aluminum members are a minimum of 0.125 inches thick except that the weatherstrip housing in the thickness

shall not be less than 0.062 inches. The mechanism housing is of aluminum 0.125 inches thick. The frame members are a minimum of 5½ inches deep and the top and bottom sash members are not less than 1⅝ inches deep with the connecting side rails not less than 1⅝ inches deep. The steel cams and travel bars in the jambs are made of a minimum of ⅜ inch steel with a minimum width of 1¼ inches.

The screws, parts fittings and rivets which are exposed or are in contact with the aluminum members are either stainless steel or aluminum.

The steel security members that are concealed in the top rail of the security members are not less than ⅞ inches in diameter and the security members that are outside window frames are not less than 2 x ¼ inch steel bars.

INSPECTION AND TEST: Details of construction were examined by Ass't. Engr. J. A. Darts and it was noted that the material met the requirements of Section C26-88.0 Administrative Building Code as an incombustible material.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Security Metal Window Model APW-40CT, as herein described, for voluntary use in New York City under the provisions of Section C26-650.0 Administrative Building Code as an incombustible window but not to be used in factories or in locations wherein a fire resistive opening protective assembly is required by law, on condition that the window bear a label, permanently affixed, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 609-60-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 401-58-SM

APPLICANT—Maurice J. Schulkind, for Beaver-Advance Corp., owner. United Hoisting Co., Agent.

SUBJECT—Application July 2nd, 1958—Advance Hoisting Tower, Model 3000-A, approval of.

## APPEARANCES—

For Applicant: R. B. Cooper.

ACTION OF BOARD—Laid over to December 13, 1960, at 2 P. M. for further study and decision.

## 171-60-SM

APPLICANT—Alpha Plastics Incorporated, owner.

SUBJECT—Application March 9, 1960—Alpha 101, Unplasticized Polyvinyl Chloride Plastic Pipe, approval of.

## APPEARANCES—

For Applicant: James P. Kelleher.

ACTION OF BOARD—Laid over to December 13, 1960, at 2 P. M. for decision; applicant to submit further information.

## 316-60-SM

APPLICANT—Seelye Stevenson Value and Knecht, Agent, for Intrusion-Prepakt, Incorporated, owner.

SUBJECT—Application April 28, 1960—Prepakt Cast-in-Place Concrete Piles, approval of.

## APPEARANCES—

For Applicant: William A. Faiella.

ACTION OF BOARD—Laid over for decision; date to be set; applicant to notify Board as to when a job will be ready for inspection.

## 159-57-SA

APPLICANT—Ivan Pinsker, for Chemical Water Service Laboratories, Inc., owner.



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SUBJECT—Application February 8, 1957—Chemfeeder, (to feed anti-corrosion chemical into boiler feed water), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 161-57-SM

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application February 13, 1957—Gold Bond Nailable Steel Stud, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 763-53-A—Vol. III

APPLICANT—Edward Lindstrom for Joseph and Mildred Miksch, owners.

SUBJECT—Application reopened October 11, 1960—Appeal from a decision of the Borough Superintendent re—Frame extension to existing frame dwelling.

PREMISES AFFECTED—23-59 127th Street, eastside, 50 feet north of 25th Avenue, Block 4231, Lot 9, College Point, Borough of Queens.

APPEARANCES—

For Applicant: E. Lindstrom and J. Miksch.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 8, 1960 on Alt. Applic. 1558-59, reads:

"1. The proposed one story frame extension and frame open porch in rear of building is contrary to the Board of Standards and Appeals Resolution Cal. #763-53-A."

and

WHEREAS, the applicant states that the building is 35 feet 6 inches by 25 feet in area, 1½ stories, 22 feet 6 inches high, of class 4 construction, one of a group of dwellings permitted by the Board under Vol. I, located in a residence use, C area, class 1 height district, built in April 12, 1955, now used and occupied since its erection as follows: cellar—boiler and storage; 1st and 2nd floors—dwelling (one family each); that the proposed use will be the same; and

WHEREAS, the applicant states that at the time the existing one and one half story frame, one family dwelling was constructed, the zone was unrestricted use, A and C area district, and a variance was granted by the Board under Cal. No. 763-53-A, Volume I; permitting construction of a group of single family dwellings; if they complied "with the requirements for a similar building when erected outside of the fire limits within a D Area District"; that it is proposed to enlarge present dining room and kitchen by adding a new one story frame extension to rear of existing structure, open porch to be included, also; that the proposed extension will comply in all respects to a similar building, when erected outside of the fire limits within a D area district; that the owner's family has outgrown the size of existing dining room and kitchen, creating hardship.

Resolved, that the decision of the Borough Superintendent, dated August 8, 1960, acting on Alt. Applic. 1558-59, Objec-

tion No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work conform to drawings filed with this appeal dated August 24, 1960, 6 sheets; that all other laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy be obtained.

## 578-60-A

APPLICANT—A. H. Salkowitz for Lawnside Realty Corporation, owner.

SUBJECT—Application July 26, 1960—Filed pursuant to Multiple Dwelling Law Section 310 for variation of Section 4, Subdivision 33, of the Multiple Dwelling Law re—height.

PREMISES AFFECTED—170-60 Cedarcroft Road, south side, 109.92 feet west of Kingston Place, Block 9844, Lots 36, 42, 48 and 117, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and Peter Graf.

For Administration: Paul M. Pugliese, Dept. of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 19, 1960 on N. B. Applic. 3674-59, reads:

"M2. In order to elect a legitimate grade within the property for purposes of measuring the height of proposed building, occupied area cannot exceed 35% of the area of plot. Sec. 4 subd. 33 M.D.L."

and

WHEREAS, the applicant states that the proposed building will be 65 feet by 470 feet in area, 6 stories, cellar and subcellar 65 feet high, of class 3 construction, located in business and residence uses, C and E areas, class 1 and 1½ height districts, to be occupied as a class A Multiple Dwelling with subcellar accessory garage; that the plot is 200 feet by 500 feet irregular in area, with a 60 feet frontage on Cedarcroft Road and 500 feet frontage on Hillside Avenue; that the site is unique in character because of the radically sharp difference in grade between Cedarcroft Road at the north side of the plot and Hillside Avenue along the south side; that the average established curb elevation on Cedarcroft Road is 113.96 feet; that the average established curb elevation on Hillside Avenue is 77.735 feet, or a difference in 36.225 feet; that the average of these curb levels would bring the average curb elevation to 95.8475 feet; that the curb elevation for the purpose of measuring the height of the Multiple Dwelling would be 98.8475 feet which is the average of the curb elevations of both street frontages in addition to the three foot terrace; that subdivision 31b Section 4 of the Multiple Dwelling Law provides that the front of the lot is that boundary which abuts on the street, or if there be more than one street abutting, on the street designated by the owner; that the building was designed in accordance with and based on the aforementioned premises; that on December 12, 1959 the approval of the plans was denied under objection M-1 as follows:

"As proposed building is located and fronts on Hillside Avenue and as less than 14% of the lot can be deemed as a lot (running from street to street), curb level is to be established by averaging the curb elevation on Hillside Avenue. Section 4 subdivision 31d and Section 4 subdivision 33 of the Multiple Dwelling Law."

that on December 29, 1959 the Commissioner of Buildings in a letter to the Borough Superintendent ruled in reference to this building that because of the relative difference in frontages that the lot cannot be deemed as facing on two streets; that the plan submitted herewith proposes to elect a curb elevation of 98.00 feet; that because of the commercial character of Hillside Avenue, the building was designed to have its main lobby entrance from Cedarcroft Road, the residential street at the higher level; that the sub-cellar



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would be used for garage space for parking of tenants cars in conformity with Section 19-B of the Zoning Resolution and Section 60 of the Multiple Dwelling Law, boiler room, carriage room, shop, incinerator and meter rooms; that the cellar will be used for class "A" dwellings fronting on Hillside Avenue only, and storage and laundry rooms facing toward Cedarcroft Road; that the entire building is well within the height limitations of the Zoning and Multiple Dwelling Law; that the yards and courts meet or are larger than the required minimum of either law.

*Resolved*, that the decision of the Borough Superintendent, dated July 19, 1960, acting on N.B. Applic. 3674-59, Objection No. M2 be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted on condition* that the work shall conform with drawings filed with this appeal, dated July 26, 1960, 8 sheets; that all laws, rules and regulations applicable shall be complied with; and that a Certificate of Occupancy shall be obtained.

## 599-60-A

APPLICANT—Albert Melniker for Joseph Esposito, owner.

SUBJECT—Application August 5, 1960—Appeal from a decision of the Borough Superintendent re—swimming pool.

PREMISES AFFECTED—215 Naughton Avenue, north side, 84.38 feet east of Husson Street, Block 3549, Lot 122, Grant City, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 14, 1960 on N.B. Applic. 1279-59, reads:

"1. Drain for pool must be at least 3" in diameter and shall be vented and trapped before connecting with drainage system. The overflow shall be connected to inlet side of trap and on sewer side of the valve on the emptying drain."

and

WHEREAS, the applicant states that the building is 46 feet 6 inches by 43 feet 6 inches in area, 2 stories, 24 feet high, of class 4 construction, located in residence use, E area and class 1 height district, now used and occupied since March 30, 1960: cellar—ordinary; 1st and 2nd floors—1 family dwelling 1st floor—1 car garage; the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that this request is made for the approval of a piping system for an indoor, one family residence swimming pool; that the plans, as originally filed and approved by the Department of Buildings, called for a 3 inch waste line in accordance with the examiner's request; that the plumbing contractor did not install the pool piping in accordance with the approved plans and installed a system that has a 1½ inch supply and a 1½ inch suction line; that the specific conditions which required this installation and which is in accordance with several others installed and approved on Staten Island was that the elevation of the pool would make it difficult to use gravity; that the use of a suction pump permits the dumping of the pool water into a sewer on Naughton Avenue where the average grade will be raised 4 feet 5 inches; that the sewer in this street is very high at this time; that the system as installed permits a slower rate of discharge for the tank capacity of 16,800 gallons and gives better control than having a 3 inch drain dump the pool water into a street sewer; that this arrangement conforms with the accepted current practice nation-wide for private swimming pools for one family dwellings; that C26-1278 of the Administrative Code was written specifically for public swimming pools and does not specifically refer to pools for one family residences.

*Resolved*, that the decision of the Borough Superintendent, dated July 14, 1960, acting on N.B. Applic. 1279-59 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall conform to drawings filed with this appeal, dated December 2, 1960, 4 sheets; that all other laws, rules and regulations applicable shall be complied with; and that a Certificate of Occupancy shall be obtained.

## 620-60-A

APPLICANT—Jacob & Donald D. Fisher for William and Mollie Handelman, owners.

SUBJECT—Application August 16, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 177 and Section 34 subdivision 6 of the Multiple Dwelling Law—cellar apartment re—rear yard.

PREMISES AFFECTED—46 East 3rd Street, south side, 60 feet east of 2nd Avenue, Block 444, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Donald D. Fisher.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 18, 1960 on Alt. Applic. 1707-59, reads:

"A2—Converting cellar to living contrary to Sect. 177 as it does not conform to subdivision six (6) of Section 34 of the Multiple Dwelling Law.

Note—no rear yard."

and

WHEREAS, the applicant states that the building is 20 feet by 50 feet in area, 3 stories, 36 feet high, of class 3 construction, located in business use, B area, class 1½ height district, built about 1885, now used and occupied since 1936: sub-cellar—boiler room and storage; cellar—1 apartment, 4 persons; 1st floor—1 apartment; 2nd and 3rd floors—6 furnished rooms each floor; that the legal use in accordance with Certificate of Occupancy No. 20586, issued September 4, 1935 against Alt. Applic. 142-34 is: cellar—boiler room and storage; basement—store, 4 persons; 1st floor—one family; 2nd and 3rd floors—furnished rooms; that the proposed use and occupancy will be the same as existing use; and

WHEREAS, the applicant states that an inaccuracy in reference to floors in Alt. Applic. 142-34, from which this certificate was issued, was subsequently corrected in the Department of Buildings records, but the certificate was not corrected read sub-cellar, cellar, 1st story, 2nd story and 3rd story; that however, the floor in question is a cellar since the floor to ceiling height of 7 feet 2 inches by 3 feet 10 inches below the curb and 3 feet 4 inches above the curb; that the building is provided with a 2 foot 10 inch wide steel stairs from cellar (entrance floor) to roof; that the stair enclosure and public halls, with self-closing doors opening thereon, are protected with a sprinkler system, and, in addition, the class B rooms on the 2nd and 3rd floors are provided with sprinkler heads, as per section 194 of the Multiple Dwelling Law; that since the height of this cellar space is 7 feet 2 inches and the ceiling is 3 feet 4 inches above the curb; that it is only 3 inches less than the requirement; that the physical layout of the rooms in the cellar shows that the living room (the room used for sleeping), the largest in floor area, faces the street, which qualifies as an "adequate adjacent space"; that also, the windows of this room are entirely above the curb level; that the kitchen and bathroom are the only rooms facing the open side yard of 8 feet 5 inches width by 14 feet 4 inches length; that the windows of all these rooms more than meet the requirements of the Multiple Dwelling Law, of one-eighth of the floor area in sub-curb living rooms; that the arrangement and size of these rooms compare favorably with many apart-



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ments being created in converted dwellings in other parts of the city; that this apartment is used and will be used as a Class A apartment, non-transient; that the side yard at east rear is well drained and this space in the cellar is free from any dampness, is sanitary and habitable; that Cellar Certificate No. 2462 was jointly issued on September 2, 1959, by both the Department of Health and the Department of Buildings, under Section 177, subdivision 6, Multiple Dwelling Law, giving temporary approval to this cellar space for living purposes; that in addition to the Certificate cited above, the attached affidavits of the owner, a tenant in the building and a resident in the immediate neighborhood, shows that the cellar has been continuously occupied as living quarters from 1936 to the present date; that it may be noted that on this particular side street and neighborhood not on a main thoroughfare, there is small likelihood that the cellar could be rented as a store as per present certificate of occupancy; that a vacant store would probably lead to vandalism and unsanitary conditions for the dwelling portions above; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 1707-59, Objection No. A2 be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, for a term of five years, *on condition* that the work shall conform with drawings filed with this appeal dated August 16, 1960, 7 sheets; on further condition, that the apartment shall be thoroughly cleaned and maintained in a clean condition; that the apartment shall be painted throughout with paint of a light color; and that a Certificate of Occupancy shall be obtained.

## 552-59-A

APPLICANT—Arthur A. Stein for 32-08 38th Avenue Incorporated, owner; J. E. Schecter Corporation, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent;—re extension frame building, business use, stairways; previously granted on condition.

### APPEARANCES—

For Applicant: Arthur A. Stein.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 14, 1959, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 14, 1959 by adding thereto:

“that the width of the existing stairs may be maintained and the enclosure constructed substantially as shown on revised drawings marked ‘Received November 14, 1960’, 3 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects.” (Alt. 1464/59)

## 457-60-A

APPLICANT—Hirsch and Wexner for Joseph Lubin & Helen Eisner, owners; Car Wholesalers, Incorporated, lessee.

SUBJECT—Application June 10, 1960—Appeal from a decision of the Borough Superintendent—re review of decision of the Borough Superintendent on parking lot in residence use district as accessory to Multiple Dwelling not on same lot and application of Section 60 of the Multiple Dwelling Law.

PREMISES AFFECTED—404-408 East 49th Street, south side, 100 feet east of First Avenue, Block 1360, Lot 44, Borough of Manhattan.

### APPEARANCES—

For Applicant: Ira H. Wexner.

For Administration: C. A. Kunkel, Dept. of Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

## 88-60-A

APPLICANT—Robert Kaplan for Mary Siegel, owner; Purdue Frederick Company, lessee.

SUBJECT—Application February 11, 1960—Appeal from a decision of the Borough Superintendent, re—Class 1 construction, factory—fire escape from cellar, use of wood studs and partitions.

PREMISES AFFECTED—135 Christopher Street, north side, 98 feet, 7 inches, east of Greenwich Street, Block 630, Lot 51, Borough of Manhattan.

### APPEARANCES—

For Applicant: Robert Kaplan.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 248-60-A

APPLICANT—Towers Nursing Home for Towers Associates, owner—Anne Weiss, Jeanette Leifer, lessee.

SUBJECT—Application April 1, 1960—Appeal from an order and decision of the Fire Commissioner re—install wet automatic sprinkler system, etc.

PREMISES AFFECTED—455-461 Central Park West, west side, from West 106th Street to West 105th Street, 2-28 West 106th Street and 1-31 West 105th Street, Block 1841, Lot Part of 23, Borough of Manhattan.

### APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

## 588-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober for Henry Spellman, owner.

SUBJECT—Application reopened October 11, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re storage of combustibles.

PREMISES AFFECTED—5-17 East 102nd Street, north side, 100 feet east of Fifth Avenue, Block 1608, Lot 5, Borough of Manhattan.



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## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Laid over to December 20, 1960, at 2 P. M. for inspection and decision; applicant to supply additional information; hearing closed.

### 399-60-A

**APPLICANT**—Olvany, Eisner and Donnelly for Carnival Spraying Company, Incorporated, sub-lessee; 144-152 Associates, owner; 144 Holding Corporation, lessee.

**SUBJECT**—Application May 24, 1960—Appeal from a decision of the Fire Commissioner re—Spray Painting System.

**PREMISES AFFECTED**—144 West 27th Street, south side, 232.4 feet east of 7th Avenue, Block 802, Lot 67, Borough of Manhattan.

## APPEARANCES—

For Applicant: Merwin Lewis.

**ACTION OF BOARD**—Laid over for decision; date to be set; applicant to inform Board of Building Department action; hearing previously closed.

### 568-60-A

**APPLICANT**—De Rose & Cavalieri for Cecil H. Williams, owner.

**SUBJECT**—Application July 25, 1960—Appeal from a decision of the Borough Superintendent re—frame construction, business use.

**PREMISES AFFECTED**—1363 Prospect Avenue, west side, 22.08 feet north of Freeman Street, Block 2968, Lot 52, Borough of The Bronx.

## APPEARANCES—

For Applicant: George J. Cavalieri.

**ACTION OF BOARD**—Laid over to December 20, 1960, at 2 P. M. for inspection and decision; hearing closed.

### 577-60-A

**APPLICANT**—Hal. I. Mirowitz for Investors Agency Incorporation, owner.

**SUBJECT**—Application July 27, 1960—Appeal from a decision of the Borough Superintendent, re—Frame structure.

**PREMISES AFFECTED**—151 Quincy Street, north side, 85 feet west of Bedford Avenue, Block 1971, Lot 35, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Joseph Freidman and Jacob A. Salzman.

**ACTION OF BOARD**—Laid over to December 20, 1960, at 2 P. M. for inspection and decision; applicant to revise drawings; hearing closed.

### 583-60-A

**APPLICANT**—Ford Instrument Company, Division Sperry Rand Corporation, owner.

**SUBJECT**—Application July 20, 1960—Appeal from a decision of the Fire Commissioner re—permit for employees to smoke.

**PREMISES AFFECTED**—31-10 Thomson Avenue, southwest corner of 31st Place, Block 278, Lot 1, Long Island City, Borough of Queens.

## APPEARANCES—

For Applicant: Robert W. Verhaaren.

For Administration: Lieut. John P. Manfredi, Fire Dept.

**ACTION OF BOARD**—Laid over to December 20, 1960, at 2 P. M. for inspection by Fire Department representative; and decision; hearing closed.

### 59-60-A

**APPLICANT**—George Fuchs for Christian Science Society of Bayside, owner.

**SUBJECT**—Application September 28, 1960—Appeal from a decision of the Borough Superintendent re—frame building for public use, exits.

**PREMISES AFFECTED**—215-15 43rd Avenue, northwest corner of 215th Place, Block 6305, Lot 17, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: George Fuchs.

**ACTION OF BOARD**—Laid over to December 20, 1960, at 2 P.M. for inspection and decision; hearing previously closed.

### 709-54-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony-Vacuum Oil Company, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete—decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction of existing gasoline service station (previously granted by the Board under Cal. No. 510-27-BZ) and accessory building to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the addition of four 550 gasoline storage tanks and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

**PREMISES AFFECTED**—65-14 to 65-28 (65-20 official) Cooper Avenue and 77-02 to 77-14 Cypress Hills Street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1955, on certain conditions; and

WHEREAS, the resolution was last amended on November 17, 1959; and

WHEREAS, time to obtain permits and complete the work was last extended on January 12, 1960; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955, as *amended* through January 12, 1960, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 2934/54)

### 865-55-BZ

**APPLICANT**—Lama, Proskauer and Prober for Nat Paterson and Herbert H. Pesig, owners.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office sales, storage, parking and storage of motor vehicles.

**PREMISES AFFECTED**—89-15 Rockaway Boulevard and 101-12 to 101-28 90th Street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 11, 1956, on certain conditions; and



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WHEREAS, the term of variance was extended on December 22, 1959; and

WHEREAS, the resolution was amended on December 22, 1959; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 11, 1956, as *amended* through December 22, 1959, by adding thereto:

"that the pump islands, curb cuts and gasoline storage tanks may be relocated and arranged substantially as shown on revised drawings dated November 18, 1960, two sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (NB 4435/55)

## 714-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for Louis Payne, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 24, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the enlargement in the open area of a proposed gasoline service station, to provide safer facilities for cars entering and leaving by adding two new curb cuts.

PREMISES AFFECTED—1346 Edward L. Grant Highway, east side, 369 feet north of West 169th Street, Block 2871, Lots 81, 83 and part of Lot 77, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 16, 1958, on certain conditions; and  
WHEREAS, time to obtain permits and complete the work was extended on November 24, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1958, as *amended* on November 24, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 1618/56)

## 774-57-BZ

APPLICANT—Leonard F. Rothkrug for 324 Lafayette Realties, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 17, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs with hand tools only, car wash, non-automatic, sales and parking of cars awaiting service, all for a temporary term of 15 years.

PREMISES AFFECTED—3225 Baychester Avenue, northwest corner of East 222nd Street, Block 4880, Lots 23 and 30, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 25, 1958, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 17, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 25, 1958, as amended on November 17, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. 1101/57)

## 223-60-BZ

APPLICANT—Leonard F. Rothkrug for 13 West 100th Street Corp., owner; Valu-Wise Supermarket, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7a and 21 of the Zoning Resolution, permitting in a residence use B area district, the combining and extension of two present legal non-conforming retail stores with the rear extension exceeding the permitted area coverage and erection of a business sign.

PREMISES AFFECTED—13-15 West 100th Street, north side, 150 feet west of Central Park West, Block 1836, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1960, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1960, by adding thereto:

"that the interior court on the westerly side of the building at the first story may be eliminated and the rear extension may be relocated, substantially as shown on revised drawings dated November 28, 1960, one sheet, and December 2, 1960, one sheet; and that the passage through the cellar heretofore required may be omitted *on condition* that all exit requirements are complied with; and that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. 412/60 and 413/60)

## 224-60-A

APPLICANT—Leonard F. Rothkrug for 13 West 100th Street Corp., owner; Valu-Wise Supermarket, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 35 of the MD Law—re egress removal of party wall between buildings; previously granted on condition.

PREMISES AFFECTED—13 and 15 West 100th Street, north side, 150 feet west of Central Park West, Block 1836, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1960, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 26, 1960, by adding thereto:

"that the decision of the Borough Superintendent, dated October 17, 1960, acting on Alt. App. 413-60, Objection C2, be and it hereby is modified in accordance with the terms and conditions of the resolution adopted this day under Cal. No. 223-60-BZ and that other than as herein amended the resolution above cited shall be complied with in all respects."

## 777-46-BZ

APPLICANT—Leonard F. Rothkrug for Errera Bros., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 29, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a local retail use district, the manufacturing of wearing apparel for a stated term of years.

PREMISES AFFECTED—62 Tompkins Avenue, west side, 75 feet north of Floyd Street, Block 1739, Lot 42, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and set for hearing on January 17, 1961, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent and two photographs, which have been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 799-52-BZ

APPLICANT—Leonard F. Rothkrug for 16 Lexington Avenue Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business and unrestricted use district, the change in occupancy from laundry to manufacturing of knit wear and accessory dyeing.

PREMISES AFFECTED—16-18 Lexington Avenue, south side, 165 feet east of Grand Avenue and 2 Dowing Street, Block 1969, Lot 25, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 153-55-BZ

APPLICANT—Patrick D. Concagh for Jessie Millefiori, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 22, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7i of the Zon-

ing Resolution, permitting in a business use district, the maintenance of existing uses of auto repair, body fender and spraying shop.

PREMISES AFFECTED—2955-2957 Boston Road, west side, 95.93 feet south of Adec Avenue, Block 4555, Lot 26, Borough of The Bronx.

## APPEARANCES—

For Applicant: P. D. Concagh.

ACTION OF BOARD—Application reopened and set for hearing on January 17, 1961, at 10 A.M., to consider extension of the term of variance requiring a new decision of the Borough Superintendent and two photographs, which have been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 1000-54-BZ

APPLICANT—Andrew Di Camillo for Mary J. Lange and Catherine Motola, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 28, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot to be extended into the residence use district portion of plot.

PREMISES AFFECTED—9007-9011 3rd Avenue, east side, 59 feet 1¼ inches south of 90th Street and 318-324 90th Street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Frank Sellitto.

ACTION OF BOARD—Application reopened and set for hearing on January 17, 1961, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent and two photographs, which have been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

## 524-56-BZ—Vol. IV

APPLICANT—Andrew Di Camillo for Ralph R. Nievoli & Son, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a local retail use district, the maintenance of a parking lot for more than five motor vehicles to be used in conjunction with a present funeral chapel on Lot No. 46.

PREMISES AFFECTED—6410-6422 13th Avenue and 1275 65th Street, northwest corner, Block 5746, Lots 41, 44 and 46, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Frank Sellitto.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure, including new photographs.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 633-58-BZ—Vol. II

APPLICANT—Henry Nordheim for American Revolving Door, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition,



# MINUTES

under Section 7c of the Zoning Resolution, permitting in a manufacturing use district, the use of power saws in the manufacture of revolving doors.

PREMISES AFFECTED—240-242 East 146th Street, south side, 250.13 feet west of Morris Avenue, Block 2335, Lot 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph O'Mara.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

706-59-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Max Ackerman, owner; Milton Ackerman, Thelma Hinderstein, and Marilyn Magaliff, lessees.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the change in use of an existing building from a public garage to manufacturing of ceramic decorated glassware, wire forming, bending, stamping, welding of light gauge wire and silk screening processing storage, loading and unloading and sign on face of building for a term of ten years.

PREMISES AFFECTED—1775-1801 Dean Street, north side, 80 feet west of 96 Rochester Avenue and 1778-1786 Pacific Street, Block 1343, Lots 31, 65, 64, 63, 62, 59 and 57, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

867-59-BZ

APPLICANT—Lynch & McManus for Estate of Lazar Olive, executrix, owner.

SUBJECT—Application for consideration—reopening and restoration to the Calendar—decision of the Borough Superintendent; previously dismissed, under Section 7c of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, salesroom, office, minor auto repairs, state inspection service and parking and storage of more than five motor vehicles.

PREMISES AFFECTED—6249 Broadway and 208 West 252nd Street, southwest corner, Block 3415, Lot 1550, Borough of The Bronx.

APPEARANCES—

For Applicant: James J. Lyons, Jr.

For Opposition: Samuel Bodian, Park Dept.

ACTION OF BOARD—Application reopened and restored to the docket, for consideration of additional information; new drawings to be filed showing changed location of curb cuts; new 20-day notices to be sent to affected property owners; date of hearing to be set.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

881-59-BZ—Vol. II

APPLICANT—George Luttinger for T.A.A. Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a residence use district, the change in use of

the second floor of an existing building from card room to light manufacturing, grinding of optical lenses.

PREMISES AFFECTED—15 Van Dam Street, north side, 129 feet 6¼ inches west of Avenue of Americas, Block 506, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Gilbert Siegal.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Adjourned 4:00 P.M.

JAMES P. MULROY, Secretary

## \*CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on October 11, 1960 as they appeared in Bulletin No. 42, Vol. 45 are hereby corrected to read as follows:

380-50-BZ

APPLICANT—Levy and Nevins for Colgate Realty Corp., owner; Tremont Chevrolet Co. Inc., lessee.

SUBJECT—Application reopened September 13, 1960 for consideration as to extension of term of variance, expires July 25, 1965—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a business building, for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubrication, greasing and washing.

PREMISES AFFECTED—1470 Bruckner Boulevard, south side, from Colgate Avenue to Evergreen Avenue, Block 3649, Lot 30, Borough of The Bronx.

APPEARANCES—

For Applicant: Saul Nevins.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

Negative: ..... 0

WHEREAS, the decision of the Borough Superintendent, dated September 2, 1960 acting on N.B. Applic. No. 515-50, reads:

"1. Proposed use (of premises and) of the building to be erected on this lot, which is in a (Retail Use District and) a residence use district, for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubrication, greasing and washing, incidental to the conduct of a franchised automobile agency is contrary to Art. II Sect. 3 & Sect. 4-A of the Zoning Resol."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1950 as amended through January 25, 1955, only as to the term of variance, so that as amended it shall read:

*"granted for a term of sixteen (16) years from the date of this amended resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."*

\* Correction: In the *Resolved* portion above the term of variance is corrected to read *"granted for a term of sixteen (16) years . . ."*; as shown in italics above.



# RULES

## PUBLIC HEARING

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Board of Standards and Appeals, Friday, January 20, 1961 at 10 A.M. in Room 909, at 80 Lafayette Street, Manhattan, on the following proposed Rules to Supplement the Requirements of Section 280 of the Labor Law relating to the installation of Automatic Fire Extinguishing Systems in factory buildings having medium or high hazard occupancy below the uppermost floor.

Cal. No. 438-60-SR

Sec. 280 as amended by Chapter 854 of the laws of 1959:  
Sec. 280 AUTOMATIC FIRE EXTINGUISHING SYSTEMS

Every factory building erected before October first, nineteen hundred thirteen, which is more than one story in height and which has any occupancy specified by the board in its rules as of medium or high hazard below its uppermost floor, shall be provided by the owner thereof with an automatic fire extinguishing system.

In every non-fireproof factory building constructed after October first, nineteen hundred thirteen, which is more than one story in height and which has any occupancy specified by the board in its rules as of high hazard below its uppermost floor, the story containing such occupancy and all stories above it shall be provided by the owner thereof with an automatic fire extinguishing system.

The automatic fire extinguishing systems required by this section shall be approved in the city of New York by the fire commissioner in such city and elsewhere in accordance with the rules of the board. The relative hazard of occupancies within said city shall be as determined by the board of standards and appeals thereof. The provisions of this section shall be enforced in the city of New York by the fire commissioner of said city and elsewhere by the commissioner. As amended L.1959, e.854 sec. 5, eff. July 1, 1960.

## 1.0 DEFINITIONS

1.1 FACTORY BUILDING: The term "factory building" shall mean a factory building as defined by section 10 of the New York State Labor Law.

Section 10—"Factory building" means a building, shed or structure which or any part of which, is occupied by or used for a factory, and in which at least one-tenth or more than twenty-five of all the persons employed in the building are engaged in work for a factory, but shall not include a building in a city having a population of more than one million, used exclusively by one employer and in which not more than one-tenth of all the persons employed therein are engaged in work for a factory and which, except for such factory work, would be classified as a mercantile establishment. The provisions of this chapter shall apply to any part of a building occupied or used as a factory, except as otherwise provided by this subdivision.

1.2 AUTOMATIC FIRE EXTINGUISHING SYSTEM: The term "Automatic fire extinguishing system" shall mean:

1.2.1 A system of piping connected to one or more acceptable sources of water supply, which system is provided with approved distributing devices so arranged and located as to automatically discharge an effective spray over the interior of the building in the event of fire therein; or

1.2.2 A system of piping and distributing devices automatically controlled, connected to an adequate supply of chemical fire extinguishing media of a type suitable for the hazard involved.

1.3 BAKERY: The term "bakery" shall mean a bakery as defined by Sec. 330 sub. 1 of the New York State Labor Law.

Sec. 330 sub. (1)—"Bakery" means a building, room, or place used for making, preparing or baking bread, biscuits, pastry, cakes, doughnuts, crullers, noodles, macaroni or spaghetti to be sold or consumed on or off the premises, except kitchens in hotels, restaurants, boarding houses and private residences, wherein all such products are consumed exclusively on the premises; and with respect to the provisions of this chapter relating to machinery, safety devices and sanitary conditions includes hotel bakeries. A bakery is a factory within the meaning of this chapter.

## 1.4 NON-FLAMMABLE:

1.4.1 The term "non-flammable" as used in these rules when applied to solids shall mean materials which will not ignite and continue to burn when brought in contact for five seconds with an open flame or when in contact with glowing materials.

1.4.2 The term "non-flammable" as used in these rules when applied to liquids shall mean any liquid which will not generate an inflammable vapor at a temperature of 200° F when tested in a tagliabue open cup tester.

1.5 VOLATILE INFLAMMABLE OILS OR SOLVENTS: The term "volatile inflammable oils or solvents" as used in these rules shall mean any liquid mixture or compound that will generate an inflammable vapor at a temperature of 100° F when in a tagliabue open cup tester.

## MEDIUM HAZARDS

Bagging, manufacturing  
Bags, Cloth, Paper or Burlap, manufacturing  
Bakeries  
Bamboo or Rattan Products, manufacturing  
Baskets (other than metal), manufacturing  
Belting, manufacturing  
Bleacheries  
Bookbinding  
Boots or Shoes, manufacturing  
Burlap, manufacturing  
Buttons, manufacturing  
Candles, or wax products, manufacturing  
Canvas, manufacturing  
Cardboard, manufacturing  
Cereal Mills  
Chemical Works (except where volatile inflammable oils or solvents are used, stores or manufactured)  
Cloth, Backing  
Cloth, Dyeing or Printing Works  
Cloth, manufacturing  
Confectionery Products, manufacturing  
Cotton Batting or Waste, manufacture  
Dry Cleaning and Dyeing Plants (except those using volatile inflammable oils)  
Distilleries  
Envelope manufacturing  
Excelsior or Excelsior Products, manufacturing or storage  
Feed, Flour or Grist Mills  
Felt or Felt Products, manufacturing  
Furniture, manufacturing, repairing or refinishing  
Furs or Fur Products, manufacturing or processing  
Gloves, manufacturing  
Handbags, Luggage or Trunks, manufacturing  
Hats, manufacturing  
Knitting, Weaving or Embroidering  
Laundries  
Leather Goods, manufacturing  
Lithographing  
Mattress, manufacturing or repairing  
Meat, packing and curing



BOARD OF STANDARDS AND APPEALS  
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Urbana, Ill.

## RULES

Millinery, manufacturing (except custom)  
Paper Pulp Mills  
Paper Boxes or Cartons, manufacturing  
Pencil, manufacturing  
Photo Engraving  
Picture Frame manufacturing  
Plastic Articles (except nitrocellulose)  
Rag sorting or processing  
Rope, Cordage, Twine or Sisal Products, manufacturing  
Rubber Products, manufacturing  
Rugs, manufacturing  
Shades, Window, manufacturing  
Silk, manufacturing  
Starch or Sugar Mills  
Straw Goods, manufacturing  
Synthetic Yarns or Fabric, manufacturing  
Tanneries  
Tobacco Products, manufacturing  
Umbrella, manufacturing  
Upholstering

### HIGH HAZARDS

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Artificial Flowers, manufacturing  
Artificial Leather, manufacturing  
Carpet lining  
Carpet Cleaning, using volatile inflammable oils or solvents  
Chemical manufacturing using volatile inflammable oils or solvents  
Combustible or inflammable mixtures, manufacturing  
Compressed Gases, manufacturing

Cotton Picking and Opening Operations  
Dry Cleaning Plants, using volatile inflammable solvents  
Enameling or Painting (except vitreous enameling)  
Essential Oils or Perfumes, manufacturing  
Feathers, processing  
Lacquering or japanning  
Linoleum, manufacturing  
Linseed Oil Mills  
Lithographing Inks (except non-flammable), manufacturing  
Magnesium (powdered), manufacturing or processing  
(Chemical Extinguishing system only)  
Matches, manufacturing  
Nail Polish, manufacturing  
Nitrocellulose Products, manufacturing or processing  
Painting or Enameling (except vitreous enameling)  
Paint, Varnish, Enameling, Lacquers, Lithographing ink  
(except non-flammable), manufacturing  
Pharmaceutical Products, manufacturing  
Plastics, manufacturing  
Raincoats, manufacturing (using rubber cement or inflammable or combustible plastics)  
Rubber Cement, manufacturing  
Shoddy Mills  
Silk Screen Printing  
Surgical Sutures, manufacturing, processing or packing  
Solvent Extracting (other than non-flammable)  
Tallow, manufacturing  
Tires (rubber), re-capping, re-treading, or vulcanizing  
Volatile, Inflammable Oils, Solvents, or Mixtures, manufacturing  
Woodworking (with painting, varnishing, lacquering or shellacing)



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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York  
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No. 51

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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EDWIN W. KLEINERT, Vice Chairman

HUGH P. FOX

SAMUEL L. BECKER

*Commissioners.*

WILLIAM A. NOLAN, Director

JAMES P. MULROY, Secretary

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New  
York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-  
2770 and 3020-3024.

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PETITION AND ORDER OF CERTIORARI  
SERVED ON THE BOARD OF STANDARDS  
AND APPEALS.

On December 8, 1960, Petition To Review and Order of Certiorari  
was served on the Board by Harry Levy, attorney for petitioner,  
New York City Housing Authority, objecting public corporation, seek-  
ing a review of the Board's determination on November 1, 1960,  
granting a variance under Sections 7e and 7i of the Zoning Reso-  
lution, to permit in a residence use district, the erection and main-  
tenance of a gasoline service station, lubrication, auto washing, non-  
automatic, office, sale of accessories, minor repairs with hand tools  
only, safety inspection station and parking and storage of motor  
vehicles, with ground sign, for a stated term of fifteen (15) years;  
Calendar Number 395-60-BZ; Premises 743-757 Linden Boulevard,  
northeast corner of Euclid Avenue, Block 4461, Lots 27, 31, 32, 33,  
34, 35 and 38, Borough of Brooklyn.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor,  
Borough of Manhattan.

NOTICE

1—CALENDAR: Notices of public hearing on applica-  
tions for zoning variances, will be published twice: first  
publication, listing new cases set for hearing, in the Bulletin  
available to the public at least 14 days before the date of  
hearing; second publication, in the last Bulletin available  
to the public immediately prior to the hearing date. The  
second publication will be augmented with a listing of cases  
laid over from previous hearings. Attention is directed to  
the MINUTES of such previous hearings, where the rea-  
sons for laid over cases will have been published. Notices  
of public hearing on applications for approval of materials  
and appliances will be published once, at least 10 days prior  
to the hearing date.

2—MINUTES: The publication of the "digest" of the  
applicant's statement has been discontinued, except that the  
administrative orders, decisions, etc., which are the subject of  
each application or appeal will be published. The summary  
of information given in the Appeal Form (Form A) shall  
be published for Administrative Appeals. The Board will  
continue to publish such other matters as it may deem ad-  
visable.

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Extinguishing Systems).



# CALENDAR

## DOCKET

*New Cases Filed up to December 13, 1960.*

*Cal. No. Dept. Premises Affected*

**883-60-BZ**—B.Bx.—2287 Hollers Avenue, northeast corner of Merritt Avenue, Block 5280, Lots 34 and 35 Borough of The Bronx, Alt. 585-60, re—proposed extension of existing Class 3 one story building used for light manufacturing, business and residence use district.

**884-60-SM**—Seco Elastomeric Roof Coatings based on DuPont Neoprene-Hypalon Elastomers, waterproof protective coating for concrete and other non-flammable roof decks, manufactured by Surface Engineering Company, Inc., Material.

**885-60-SM**—Century Portland Cement, manufactured by Century Cement Manufacturing Company, Material.

**886-60-SM**—Mansfield Sanitary Ballcock, No. 07, for use in watercloset combinations, Material.

**887-60-BZ**—B.Q.—173-11 to 173-19 Horace Harding Expressway, 59-52 to 59-60 174th Street, northwest corner, Block 6887, Lots 77 and 82, Flushing, Borough of Queens, Alt. 1938-60, re—change of occupancy from showroom, office and warehouse to radio transmitting station and sales and display of audio and video equipment, residence use district.

**888-60-BZ**—B.Q.—160-06 Union Turnpike southeast corner 160th Street, Block 6855, Lots 31 and 311, Jamaica, Borough of Queens, N.B. 3236-60, re—proposed erection of gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, local retail use district.

**889-60-BZ**—B.B.—8850-8860 17th Avenue, north side, 115.30 feet west of Cropsey Avenue, Block 6461, Lot 42, Borough of Brooklyn, Alt. 2749-60, re—proposed rearrangement of rear extension and the use of the rear and front porches to provide additional restaurant area and a change of use of a portion of the second floor and the use of the vacant area on the lot for parking for patrons and employees, residence use district.

**890-60-A**—B.B.—8850-8860 17th Avenue, north side, 115.30 feet west of Cropsey Avenue, Block 6461, Lot 42, Borough of Brooklyn, Alt. 2749-60, re—frame building—proposed extension, enclosed stairs and live load.

**891-60-BZ**—B.M.—120 East 74th Street, south side, 180 feet east of Park Avenue, Block 1408, Lot 64, Borough of Manhattan, Alt. 1518-60, re—Bridge at second floor rear, connecting to building 113 East 73rd Street above level second floor window sill, residence use district.

**892-60-A**—B.M.—2068-2082 Amsterdam Avenue and 502 West 163rd Street, southwest corner, and 1040-1054 St. Nicholas Avenue, Block 2121, Lot 1, Borough of Manhattan, Alt. 856-60, re—proposed to maintain existing stamped metal ceiling.

**893-60-SM**—Earley Mosaics Architectural Concrete, pre-case, material used as a 2 inch thick stone veneer, manufactured by Earley Studio, Incorporated, Material.

**894-60-SA**—Nick O Line and Galv O Line Commercial Type Water Heaters, various models, manufactured by Commercial Heater Company, Appliance.

**895-60-SA**—Bowser, Inc. Commercial Pumps, various models, for private industry use delivering petroleum products from under ground storage to highway vehicles, manufactured by Bowser, Inc., Appliance.

**896-60-A**—B.M.—15 Van Dam Street, north side, 129 feet-6¼ inches west of Avenue of the Americas, Block 506, Lot 47, Borough of Manhattan, Alt. 1359-60, re—change from one non-conforming use to another non-conforming use (restaurant to theatre).

**897-60-BZ**—B.B.—2013-2017 Utica Avenue, east side, 240 feet south of Avenue L, Block 7199, Lots 28 and 32, Borough of Brooklyn, Alt. 2131-60, re—proposed addition of power saws in building to be extended and used for existing manufacture of wooden door and storage of lumber on vacant land, business use district.

**898-60-A**—B.Bx.—1956 Powell Avenue, south side, 538.48 feet west of Pugsley Avenue, Block 3791, Lot 19, Borough of The Bronx, Alt. 1117-56, re—revocation of Certificate of Occupancy No. 21024-57 dated 3-15-57.

**899-60-SM**—Wall-crete, (construction), manufactured by R. O. Bunnell Company, Inc., Material.

### *Restored to Docket*

**452-41-BZ—Vol. II**—B.R.—406 Bay Street, northwest corner of Clinton Street, Block 505, Lot 18, Tompkinsville, Borough of Richmond, Alt. 384-60, re—extension of existing gasoline service station, etc.—business use district.

**641-54-BZ—Vol. II**—B.Q.—98-02 to 98-14 Jamaica Avenue and 87-01 to 87-19 98th Street, southeast corner, Block 9286, Lot 123, Woodhaven, Borough of Queens, N.B. 3261-60, re—extension of parking—retail use into residence use districts.

**170-43-BZ**—B.Bx.—250-254 East 187th Street and 2400 Ryer Avenue, southeast corner, Block 3152, Lot 11, Borough of The Bronx, Amendment to Alt. 590-54, reopened for consideration as to extension of term of variance, re—maintenance of a business sign—business use district.

**791-59-BZ—Vol. II**—B.B.—2602-2612 East 16th Street and 1516-1524 Avenue Z, southwest corner, Block 2731, Lot 9, Borough of Brooklyn, Alt. 2731-59, re—construction of a second story exceeding the area permitted—business use, D area district.

**323-41-BZ—Vol. II**—B.B.—1709-1729 Surf Avenue and 2931-2947 West 19th Street, northeast corner, Block 7061, Lots 27, 31 and 36, Borough of Brooklyn, Alt. 2419-47, reopened for consideration as to extension of term of variance, re—parking and storage of motor vehicles—residence and business use and local retail use districts.



# CALENDAR

**950-40-BZ—Vol. I—B.B.**—7610-7614 4th Avenue, west side, 50 feet south of 76th Street, Block 5950, Lot 47, Borough of Brooklyn, Alt. 4025-49, reopened for consideration as to extension of term of variance, re—undertaking establishment—residence use district.

**433-57-BZ—B.Bx.**—2216 Jerome Avenue, east side, 148 feet south of East 182nd Street, Block 3186, Lot 12, Borough of The Bronx, Alt. 850-60, reopened for consideration as to amendment of resolution as to conditions of the term of variance, re—gasoline service station, etc.—business use district.

**361-37-BZ—Vol. IV—B.Q.**—91-11 Roosevelt Avenue, north side, between 91st and 92nd Streets, Block 1479, Lot 38, Jackson Heights, Borough of Queens, N.B. 773-59, reopened and restored to the docket by order of the Court, previously denied, re—gasoline service station, auto washing, lub., etc.—business use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept of Marine and Aviation.

## RULES

|                                                                                                | Last Publication               |
|------------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                   | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                              | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of .....                          | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                           | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                               | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                              | Sept. 15, 1955.                |
| Elevator Rules .....                                                                           | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                 | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                               | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                  | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                       | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                               | April 15, 1958.                |
| Fire Drill Rules .....                                                                         | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of .....                         | Sept. 29, 1960—Vol. 45, No. 39 |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....    | June 30, 1960—Vol. 45, No. 26  |
| Fireproof Wood, Testing of.....                                                                | Apr. 13, 1937—Vol. 22, No. 15  |
| Gas Shut-Off Rules .....                                                                       | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                      | June 5, 1928—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ....                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems..                                | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                         | June 25, 1959—Vol. 44, No. 25  |
| Opening Protective Assemblies, Rules for Inspection of .....                                   | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....     | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                           | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories, Rules for..                                                              | Dec. 8, 1960—Vol. 45, No. 49   |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | June 30, 1960—Vol. 45, No. 26  |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations Reporting..                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                  | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                              |                                |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Acces-

sories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

**JANUARY 20, 1961, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, January 20, 1961*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

**438-60-SR**

**APPLICANT**—Thomas J. Hartnett, Deputy Assistant Chief, Fire Department.

**SUBJECT**—Request of the Fire Department for the Adoption of Rules to Supplement the Mandatory Requirements of Section 280 of The Labor Law as Amended by the New York State Legislature by Adoption of Chapter 854 of The Laws of 1959.

MAX H. FOLEY, *Chairman.*

**JANUARY 31, 1961, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 31, 1961*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**193-60-BZ**

**APPLICANT**—Carl H. Salminen for Pietro Promutico, owner.

**SUBJECT**—Application March 15, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, D area district, the continuance of the present two story, one family dwelling and garage constructed under an alteration permit without the required rear yard for which a certificate of occupancy was not obtained.

**PREMISES AFFECTED**—32-03 Leavitt Street, east side, 10 feet south of 32nd Avenue, Block 4954, Lot 18, Flushing, Borough of Queens.

**194-60-A**

**APPLICANT**—Carl H. Salminen for Pietro Promutico, owner.

**SUBJECT**—Application March 15, 1960—Appeal from a decision of the Borough Superintendent, re—side yards, cellar and attic, exterior wood frame walls, etc.

**PREMISES AFFECTED**—32-03 Leavitt Street, east side, 10 feet south of 32nd Avenue, Block 4954, Lot 18, Flushing, Borough of Queens.

**72-54-BZ—Vol. II**

**APPLICANT**—Degenhardt, Miller and Lindberg for Flushing Hospital and Dispensary, owner.

**SUBJECT**—Application reopened September 20, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a private parking lot for use by the personnel of the hospital such as nurses, doctors, etc.

**PREMISES AFFECTED**—146-11 to 146-17 Elm Avenue (146-15 Official), north side, 101.83 feet East of Burling Street, Block 5198, Lot 39, Flushing, Borough of Queens.

**317-51-BZ—Vol. II**

**APPLICANT**—Simeon Heller and George J. Meltzer for Deepdale Gardens Third Corporation, owner.

**SUBJECT**—Application reopened December 6, 1955 as Volume II—re decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in



# CALENDAR

a residence use district, the change in use of a storage room on the cellar floor of an existing building at 60-20 Little Neck Parkway to a recreation room.

**PREMISES AFFECTED**—60-20 Little Neck Parkway, southwest corner of 60th Avenue, Block 8359, Lot 6, Little Neck, Borough of Queens.

## 731-46-BZ—Vol. III

**APPLICANT**—Aaron Halpern for Thirty-Five Forty Thirtieth Street Corporation, owner.

**SUBJECT**—Application reopened June 1, 1960 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, the parking of cars of employees and patrons and loading and unloading in the residence use portion of the plot as accessory use to the present occupancy in the existing building. No fee to be charged.

**PREMISES AFFECTED**—35-38 to 35-44 30th Street (35-40 Official), west side, 92.61 feet north of 36th Avenue and 35-37 to 35-47 29th Street, Block 341, Lots 6 and 43, Long Island City, Borough of Queens.

## 406-38-BZ—Vol. II

**APPLICANT**—Lama Proskauer and Prober for Parking Realty, owner.

**SUBJECT**—Application reopened July 12, as Volume II—decision of Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, utility room, office and sales and parking and storage of motor vehicles with ground sign and curb cuts, show window and sign within 75 feet of a residence use district for a term of twenty (20) years.

**PREMISES AFFECTED**—65-73 Smith Street and 261-269 State Street, northeast corner, Block 170, Lot 1, Borough of Brooklyn.

## 788-60-BZ

**APPLICANT**—Reginald S. Hardy for Lorna Homes, Incorporated, owner.

**SUBJECT**—Application October 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the erection of a building within ten feet of the street line.

**PREMISES AFFECTED**—1081 East 57th Street, east side, 73 feet 9 inches north of Avenue K, Block 7805, Lot 9, Borough of Brooklyn.

## 789-60-BZ

**APPLICANT**—Reginald S. Hardy for Lorna Homes, Incorporated, owner.

**SUBJECT**—Application October 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the erection of a building within ten feet of the street line.

**PREMISES AFFECTED**—1085 East 57th Street, east side, 52 feet 6 inches north of Avenue K, Block 7805, Lot 8, Borough of Brooklyn.

## 790-60-BZ

**APPLICANT**—Reginald S. Hardy for Lorna Homes, Incorporated, owner.

**SUBJECT**—Application October 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the erection of a building within ten feet of the street line.

**PREMISES AFFECTED**—1091 East 57th Street, northeast corner of Avenue K, Block 7805, Lot 6, Borough of Brooklyn.

## 791-60-BZ

**APPLICANT**—Reginald S. Hardy for Lorna Homes, Incorporated, owner.

**SUBJECT**—Application October 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the erection of a building within ten feet of the street line.

**PREMISES AFFECTED**—1087 East 57th Street, east side, 31 feet 3 inches north of Avenue K, Block 7805, Lot 7, Borough of Brooklyn.

## 678-60-BZ

**APPLICANT**—Max Siegel Associates for Nummy Realty Corporation, owner.

**SUBJECT**—Application September 19, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit on a lot partly in an unrestricted use and partly in a residence use district, the extension of a parking lot from the unrestricted use into the residence use portion for the parking of commercial and pleasure cars.

**PREMISES AFFECTED**—1610 Bronxdale Avenue, east side, 118.44 feet north of Pierce Avenue, Block 4091, Lots 27 and 29, Borough of The Bronx.

## 505-60-BZ

**APPLICANT**—Leonard Joseph for Herman Kurtz, owner.

**SUBJECT**—Application July 1, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five cars.

**PREMISES AFFECTED**—470 Beach 22nd Street, and 21-01 to 21-17 Brookhaven Avenue, southeast corner, and 463-471 Beach 21st Street, Block 15769, Lot 14, Far Rockaway, Borough of Queens.

## 102-57-BZ—Vol. II

**APPLICANT**—Burke and Groh for William Corcoran, Salvatore J. Baudo and Edward D. Lloyd, owners; Andrew J. Presto owner under contract.

**SUBJECT**—Application reopened September 20, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline station, auto repair shop, paint room and storage of combustibles and extend the uses to include auto laundry and simonizing and parking of more than five (5) cars awaiting service.

**PREMISES AFFECTED**—213-02 to 213-20, (213-02 Official) Northern Boulevard, southwest corner of Bell Boulevard, Block 7313, Lots 19, 23, 27 and 39, Bayside, Borough of Queens.

## 207-28-BZ—Vol. II

**APPLICANT**—Aaron Halpern for Frances P. Headley, owner.

**SUBJECT**—Application reopened October 11, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office, accessory sales, minor auto repairs with hand tools only, auto inspection station and the parking and storage of motor vehicles for a temporary term of fifteen years.

**PREMISES AFFECTED**—2121 Forest Avenue, northeast corner of Harbor Road, Block 1234, Lot 1, Mariner's Harbor, Borough of Richmond.

## 638-53-BZ—Vol. II

**APPLICANT**—Samuel S. Schiffer for Revelone Incorporated and Nateen Holding Corporation, owners; Central Parking Place, Incorporated, lessee.

**SUBJECT**—Application reopened November 22, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—418-422 West 53rd Street, south side, 275 feet west of Ninth Avenue, Block 1062, Lots 44, 45 and 46, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*



# CALENDAR

JANUARY 31, 1961, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 31, 1961, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, New York, on the following matters:

## 403-60-A

APPLICANT—Harry Silverman for Modell Pawnbrokers Incorporated, owner.

SUBJECT—Application May 20, 1960—Appeal from a decision of the Borough Superintendent re—factory use, live load.

PREMISES AFFECTED—45 West 47th Street, north side, 251 feet east of 6th Avenue, Block 1263, Lot 11, Borough of Manhattan.

## 496-60-A

APPLICANT—Leonard F. Rothkrug and Herbst and Rusciano for Ecco Holding Corporation, owner; Filmways, Incorporated, lessee.

SUBJECT—Application June 30, 1960—Appeal from a decision of the Borough Superintendent re non-fireproof construction.

PREMISES AFFECTED—230 East 127th Street, south side, 230 feet west of Second Avenue, Block 1791, Lot 34, Borough of Manhattan.

## 691-60-A

APPLICANT—Saul Goldsmith for Max Miller, owner; Times Square Parking Incorporated, lessee.

SUBJECT—Application September 21, 1960—Appeal from a decision of the Borough Superintendent re—Alteration to existing garage.

PREMISES AFFECTED—332-344 West 44th Street, south side, 250 feet east of 9th Avenue, Block 1034, Lot 48, Borough of Manhattan.

## 724-60-A

APPLICANT—Rose, Beaton and Associates for New York University, owner.

SUBJECT—Application September 27, 1960—Appeal from a decision of the Borough Superintendent re—frame building.

PREMISES AFFECTED—North side of West 180th Street, 245 feet west of University Avenue, Block 3222, Lot 40 Borough of The Bronx. (Engineering Reading Room, Building No. 33).

## 725-60-A

APPLICANT—Rose, Beaton and Associates for New York University, owner.

SUBJECT—Application September 27, 1960—Appeal from a decision of the Borough Superintendent re—wood and steel frame building.

PREMISES AFFECTED—North side of West 180th

Street, 80 feet and 50 feet west of Andrews Avenue, Block 3222, Lot 62, Borough of The Bronx. (Shanks Building No. 32).

## 726-60-A

APPLICANT—Rose, Beaton and Associates for New York University, owner.

SUBJECT—Application September 27, 1960—Appeal from a decision of the Borough Superintendent re—wood frame building.

PREMISES AFFECTED—West side, of University Avenue, 360 feet west and 340 feet south of West 181st Street, Block 3222, Lot 62, Borough of The Bronx. (State Hall Building No. 8).

## 739-60-A

APPLICANT—John E. Paggioli for Bacci Building Company Incorporated, owner.

SUBJECT—Application October 5, 1960—Filed pursuant to Section 36 of the General City Law—re building not fronting on legal street.—(Nevada Avenue).

PREMISES AFFECTED—149 Nevada Avenue, east side, 1429.83 feet north of Rockland Avenue, Block 952, Lot 255, New Dorp, Borough of Richmond.

## 740-60-A

APPLICANT—John E. Paggioli for Bacci Building Company, Incorporated, owner.

SUBJECT—Application October 5, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.—(Nevada Avenue).

PREMISES AFFECTED—139 Nevada Avenue, east side, 1289.83 feet north of Rockland Avenue, Block 952, Lot 248, New Dorp, Borough of Richmond.

## 767-60-A

APPLICANT—John E. Paggioli for Bacci Building Company, Incorporated, owner.

SUBJECT—Application October 19, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.—(Nevada Avenue).

PREMISES AFFECTED—145 Nevada Avenue, east side, 1421 feet north of Rockland Avenue, Block 952, Lot 254, New Dorp, Borough of Richmond.

## 768-60-A

APPLICANT—John E. Paggioli for Bacci Building Company, Incorporated, owner.

SUBJECT—Application October 19, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.—(Nevada Avenue).

PREMISES AFFECTED—143 Nevada Avenue, east side, 1406 feet north of Rockland Avenue, Block 952, Lot 253, New Dorp, Borough of Richmond.

MAX H. FOLEY, *Chairman.*

# MINUTES

## REGULAR MEETING

TUESDAY MORNING, DECEMBER 13, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon November 29, 1960 were approved as printed in the Bulletin of December 8, 1960, Vol. 45, No. 49.

## 603-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Hantman Associates, owner.

SUBJECT—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under

Sections 7f and 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—241-09 to 241-21 (241-15 official) Northern Boulevard and 44-36 to 44-42 Douglaston Parkway, northwest corner, Block 8092, Lot 39, Douglaston, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Robert T. Groh and J. M. Ewatts.

ACTION OF BOARD—Laid over to December 20, 1960, at 10 A.M. for continued hearing.



# MINUTES

## 388-39-BZ—Vol. III

APPLICANT—Larry Meltzer for Lipmans, owner; Jamaica Manufacturing Company, Incorporated, lessee.

SUBJECT—Application reopened July 19, 1960 as Volume III—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit on a plot, partly in unrestricted business and residence use districts, the erection of a one story fireproof open shed within the residence portion of the plot; such shed to be used for off-street loading and unloading and storage of crates and to use the open portion of the plot for additional off-street loading and unloading and accessory parking and storage; all in conjunction with the existing buildings and uses on this plot.

PREMISES AFFECTED—1197-1207 DeKalb Avenue, north side, 76 feet 8½ inches east of Bushwick Avenue, Block 3231, Lot 33, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Larry Meltzer and Michael Lipman.

For Opposition: Dominick Corso and Joseph Colletti.

ACTION OF BOARD—Laid over to January 10, 1961, at 10 A.M. for hearing at request of objectors.

## 886-48-BZ—Vol. II

APPLICANT—Leonard Joseph for Seagirt Realty Co., owner; Arverne Auto and Fender Works, Inc., lessee.

SUBJECT—Application reopened October 18, 1960 for consideration as to extension of term of variance as to welding, expired May 24, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district the continuation of existing body and fender repair shop, spraying, painting and welding. (Zoning changed to manufacturing use.)

PREMISES AFFECTED—71-10 Beach Channel Drive, west side, 156.78 feet north of Beach 72nd Street and 348 Beach 72nd Street, Block 537, Lot 14, Arverne, Borough of Queens.

### APPEARANCES—

For Applicant: Stuart Eisen.

For Opposition: None.

ACTION OF BOARD—Laid over to January 17, 1961, at 10 A.M. for decision; applicant to submit new decision from Borough Superintendent; hearing previously closed.

## 222-54-BZ

APPLICANT—Fred Weinstock for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application reopened October 18, 1960 for consideration as to extension of term of variance, expired January 25, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles of patrons' and employees' of adjoining building with loading and unloading with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham Street, east side, 150 feet north of 97th Avenue, Block 10026, Lots 35, 37 and 39, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to January 10, 1961, at 10 A.M. for decision as to extension of term of variance and photos to be filed; applicant to be notified.

## 274-59-BZ—Vol. II

APPLICANT—Crinnion and Crinnion for Amato Recine, owner.

SUBJECT—Application reopened July 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a private parking lot for the patrons of the catering establishment on Block 4743, Lot 8.

PREMISES AFFECTED—3356-3358 Eastchester Road and 1510-1514 Tillotson Avenue, southeast corner, Block 4744, Lots 1 and 62, Borough of the Bronx.

### APPEARANCES—

For Applicant: None.

For Opposition: Lucy Lomurno.

ACTION OF BOARD—Laid over to December 20, 1960, at 10 A.M. at request of objector.

## 846-59-BZ

APPLICANT—Herman Kron for L.B. Oil Company Incorporated, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the present uses to include car wash, auto repairs, sales of accessories and used cars, ground sign and parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—32-54 Highland Boulevard, 1731-1741 Bushwick Avenue, northeast corner of Gillin Place, Block 3481, Lots 16 and 7, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Laid over to January 17, 1961, at 10 A.M. for decision; applicant to file revised drawing; hearing previously closed.

## 321-60-BZ

APPLICANT—Lama, Proskauer and Prober for Estate of Sam Minskoff, owner.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use D area district, the construction of a one story building for use as stores occupying more than the permitted area coverage, parking, loading and unloading with curb cuts in the residence use portion of the plot.

PREMISES AFFECTED—97-02 to 97-10 63rd Road and 63-01 to 63-11 97th Street, southeast corner, and 97-01 to 97-05 63rd Drive, Block 2089, Lots 1 and 3, Rego Park, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Calliope Hadjoglou, Katherine Grabowy, Romaine Andrews Wilkens, Sadie Kalmar, M. Packen, Edward Van Baerle and Leo Blum.

ACTION OF BOARD—Laid over to January 10, 1961, at 10 A.M. for inspection and decision; hearing closed.

## 323-60-BZ

APPLICANT—Lama, Proskauer and Prober for Quest Holding Incorporated, owner.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of a two story and cellar building for stores and offices exceeding the permitted area coverage.

PREMISES AFFECTED—95-12 to 95-32 63rd Road and 63-02 to 63-12 97th Street, southwest corner, and 96-11 to 96-21 63rd Drive, Block 2088, Lots 1, 3 and 6, Rego Park, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Calliope Hadjoglou, Sadie Kalmar, Katherine Grabowy, Romaine Andrews Wilkens, Edward Van Baerle and Leo Blum.

ACTION OF BOARD—Laid over to January 10, 1961, at 10 A.M. for inspection and decision; hearing closed.

## 495-60-BZ

APPLICANT—M. Martin Elkind for Camwex Corporation, owner.

SUBJECT—Application June 30, 1960—decision of the Borough Superintendent under Sections 7b and 7c of the



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Zoning Resolution, to permit in a local retail and residence use district, the extension of the accessory parking area to a retail food market into the residence portion of the property and install a rear doorway leading from the building into the residence use district.

**PREMISES AFFECTED**—144-50 Northern Boulevard, south side, 356.77 feet east of Parsons Boulevard, Block 5014, Lot 23, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: M. Martin Elkind and Abram Shlefstein.  
For Opposition: William Ratzel.

**ACTION OF BOARD**—Laid over to January 10, 1961, at 10 A.M. for inspection and decision; hearing closed.

## 507-60-BZ

**APPLICANT**—Sidney H. Kitzler for Anthony Celifarco, owner.

**SUBJECT**—Application July 6, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the construction of a one story extension to the rear of an existing building and occupy the premises for baling, storage of rags and paper waste.

**PREMISES AFFECTED**—645 4th Avenue, east side, 73 feet 6½ inches south of 19th Street, Block 637, Lot 5, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; hearing closed.

## 511-60-BZ

**APPLICANT**—Samuel Rosenblum for 777 Realty Company, owner.

**SUBJECT**—Application July 7, 1960—decision of the Borough Superintendent, under Sections 7c, 7A and 21 of the Zoning Resolution, to permit in a retail, restricted retail and residence use district, the erection of an eighteen (18) story office building that exceeds the permitted area coverage in the residence portion of the premises, does not provide the required rear yard and has show windows within 75 feet of the residence use district.

**PREMISES AFFECTED**—777-781 Third Avenue and 201-207 East 48th Street, northeast corner, Block 1322, Lots 1, 2, 3, 4, 5, and 6, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Dorothy Bell Laurence and Leon J. Weil.

**ACTION OF BOARD**—Laid over to January 10, 1961, at 10 A.M. for continued hearing, at request of applicant.

## 549-60-BZ

**APPLICANT**—Crinnion & Crinnion for David Freedman, owner.

**SUBJECT**—Application July 19, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction, alteration and extension of the present buildings and extend the present permitted use of office, manufacturing of mattresses and the storage of mattresses and metal springs.

**PREMISES AFFECTED**—525 Compton Avenue, southwest corner of Stephens Avenue, Block 3476, Lot 40, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert J. Crinnion and David Freedman.

For Opposition: John C. Sacco, Ferdinand J. Mondello,

Elyira Corrieri, Wade Burr, Susan Burr, Maggie De

Luca, Mary Freda, Lena Sesso, Gaetano De Luca,

Marie and Jerry Steck, Oresto Grassi, Ronald Leffert,

Henry Fried, Freda Milkay, C. Fried, Claire Dio Rio,

Anna Micillo, John Niccolls, L. Kosik and Ann C.

Heater.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; hearing closed.

## 613-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for David Minkin, owner.

**SUBJECT**—Application July 20, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, D area district, the erection of a one story and cellar store building occupying more than the permitted area coverage without the required rear yard and with the loading and unloading area and curb cut in the residence use portion of the plot.

**PREMISES AFFECTED**—97-14 to 97-22 63rd Road, south side, 102.97 feet east of 97th Street and 97-11 63rd Drive, Block 2089, Lots 6, 8, 9, 40 and 111, Rego Park, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: John Murphy, C. Hadjoglou, Katherine Grabowy, Romaine Andrews Wilkens, Sadie Kalmar, Leo Blum and Julia Loam.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; applicant to submit new drawing; hearing closed.

## 632-60-BZ

**APPLICANT**—Joshua Brown for Cardinal Distributors, Incorporated, owner.

**SUBJECT**—Application August 23, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a retail and residence use district, the rehabilitation of an existing beer and liquor wholesale distributing establishment by the erection of a new warehouse and office building to include the existing masonry warehouse (facing Union Ave.), the proposed building exceeds the permitted area coverage and encroaches on the required rear yard, the brick structure and curb cut located in the residence portion to be retained.

**PREMISES AFFECTED**—2920 Richmond Terrace, south side, 78.89 feet west of De Hart Avenue, Block 1213, Lot 75, Mariners Harbor, Borough of Richmond.

## APPEARANCES—

For Applicant: Joshua Brown.

For Opposition: Robert Lisk.

**ACTION OF BOARD**—Laid over to December 20, 1960, at 10 A.M. for continued hearing at request of objectors.

## 634-60-BZ

**APPLICANT**—Aaron Halpern for Frances P. Headley, owner.

**SUBJECT**—Application August 23, 1960—decision of the Borough Superintendent, under Sections 7e, 7f, 7g, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the erection of a new gasoline service station with a non-automatic auto laundry, minor repairs with hand tools only, auto safety inspection station and parking and storage of motor vehicles.

**PREMISES AFFECTED**—45 Elizabeth Avenue, southwest corner of Richmond Terrace, Block 150, Lots 9 and 156, Stapleton, Borough of Richmond.

## APPEARANCES—

For Applicant: Aaron Halpern, George J. Balbach and Bernard Trachtenberg.

For Opposition: None.

**ACTION OF BOARD**—Laid over to December 20, 1960, at 10 A.M. for hearing at the request of the objectors.

## 670-60-BZ

**APPLICANT**—Joshua Brown for Victor Losquadro and Margareth Losquadro, owners.

**SUBJECT**—Application September 15, 1960—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use



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district, the erection and maintenance of a one story and part cellar drive-in refreshment stand with accessory parking for more than five (5) motor vehicles for patrons awaiting service, the proposed work will be limited to 22,500 square feet.

PREMISES AFFECTED—2407 Richmond Avenue, north-east corner of Richmond Hill Road, Block 2380, Lot 1, New Springville, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

For Opposition: None.

ACTION OF BOARD—Laid over, date to be set for inspection and decision; applicant to submit revised drawings and new decision of the Borough Superintendent; hearing closed.

## 671-60-A

APPLICANT—Joshua Brown for Victor Losquadro and Margareth Losquadro, owners.

SUBJECT—Application September 15, 1960—filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Richmond Avenue.

PREMISES AFFECTED—2407 Richmond Avenue, north-east corner of Richmond Hill Road, Block 2380, Lot 1, New Springville, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

ACTION OF BOARD—Laid over, date to be set for inspection and decision; applicant to submit revised drawings and new decision of the Borough Superintendent; hearing closed.

## 695-29-BZ—Vol. III

APPLICANT—James E. Vassalotti for Louis Curcio, owner.

SUBJECT—Application reopened July 26, 1960 as Volume III, decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the extension in use of the existing gasoline and oil selling station and auto greasing to include the added uses of lubritorium, minor auto repairs with hand tools, non-automatic carwashing, storage room, office, sales and parking and storage of motor vehicles.

PREMISES AFFECTED—3191-3199 Westchester Avenue (3191 official) southwest corner of Wilkinson Avenue, Block 5235, Lot 36, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 29, 1960 after due notice by publication in the Bulletin; laid over to December 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 7, 1960 acting on Alt. Applic. No. 414-60, reads:

"1. The proposed extension of use of an existing gasoline & oil selling station and auto greasing to—gasoline and oil selling station, lubritorium, minor auto repairs, car washing, storage room, office & sales, parking and storage of motor vehicles in open area in a lot located within a Business Use District is contrary to Art. II Sect. 4(a) Subsect. 29 & 46 of the Zoning Resolution.

Note: This premises was subject to Board of Standards and Appeals variance under Cal. #695-29-BZ, Vol. II."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f and i, to permit in a business use district, the extension in use of the existing gasoline and oil selling station and auto greasing to include the added uses of lubritorium, minor auto repairs with hand tools, non-automatic car washing, storage room, office and sales and parking and storage of motor vehicles, for a term of 15 years, *on condition* that the work shall conform with drawings filed with this application dated June 23, 1960, 5 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 14-37-BZ—Vol. III

APPLICANT—Victor E. Block for Celia T. Benjamin, owner; East Coast Auto Painting, lessee.

SUBJECT—Application reopened April 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the continuance of the present uses of non-storage garage for more than ten (10) cars awaiting repairs, body and fender repairs, spraying and use of oxygen and acetylene and the elimination of the uses of automobile showroom.

PREMISES AFFECTED—1665-1675 Jerome Avenue, west-side, 150 feet north of Featherbed Lane, Block 286, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1960 after due notice by publication in the Bulletin; laid over to November 29, 1960; applicant to send out new twenty day notices; then to December 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 29, 1960 acting on Alt. Applic. No. 897-59, reads:

"1. The proposed body & fender repair work including spraying and the use of oxygen & acetylene in a business use district is contrary to Art. II Sec. 4 of the Zoning Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f and i of the Zoning Resolution, to permit in a business use district, for a period of five years, the continuance of the present uses of non-storage garage for more than ten cars awaiting repairs, body and fender repairs, spraying and use of oxygen and acetylene and the elimination of the uses of automobile showroom *on condition* that the work be done in accordance with drawings filed with this application dated March 29, 1960, 2 sheets, and September 16, 1960, 2 sheets; on the *further condition* that signs be limited to those permitted in



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a business district; that all laws, rules and regulations applicable be complied with; and that permits be obtained, work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 486-47-BZ

APPLICANT—Francis Romanelli for Robert Romanelli, owner.

SUBJECT—Application reopened November 15, 1960 for consideration as to extension of term of variance, expired December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7b of the Zoning Resolution, permitting in a residence use district, the extension to an existing junk shop for the storage of rags, scrap metal, paper storage and the baling of paper.

PREMISES AFFECTED—149-07 to 149-19 New York Boulevard and 179-01 to 179-07 149th Road, northeast corner, Block 13409, Lots 1, 3, 5 and 6, South Ozone Park, Borough of Queens.

### APPEARANCES—

For Applicant: Francis Romanelli.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on February 25, 1948, as thereafter amended through December 13, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation December 13, 1960; and

WHEREAS, this application was reopened on November 15, 1960 and set for hearing on December 13, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 13, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1960 acting on Alt. Applic. No. 281-47, reads:

"1. The proposed extension of variance for junk, scrap metal, rags and paper storage and baling on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R. and to the resolution of the Board under Cal. #486-47-BZ and 950-47-A.

2. Comply with Section 7-B of the Z.R. Present variance expires Dec. 13, 1960."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 13, 1955 only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; that the owner shall comply in all respects with Section 7-B of the Zoning Resolution; and that a new certificate of occupancy shall be obtained."

## 104-48-BZ

APPLICANT—Felwood Realty Co., Inc., owner.

SUBJECT—Application reopened November 15, 1960 for consideration as to extension of term of variance, expired February 2, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in the residence use portion of the plot, the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot, the use of existing frame building and open shed in conjunction with open storage

of building material, and in the residence and retail portion of the plot, the storage of lumber and other building materials in an existing building and the storage of five motor vehicles in existing five car garage.

PREMISES AFFECTED—141-59 Springfield Boulevard, east side, 130.85 feet south of 141st Road (buildings 1, 2 and 3), Block 13062, Lot 90 and Block 13063, Lot 55, Springfield, Borough of Queens.

### APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on September 21, 1948, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation February 2, 1959; and

WHEREAS, this application was reopened on November 15, 1960 and set for hearing on December 13, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 13, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 21, 1960 acting on N.B. Applic. No. 5396-47, reads:

"1. Proposed extension of variance is contrary to resolution of Bd. of Standards & Appeals Cal. No. 204-48-BZ."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 21, 1948 as amended through February 2, 1954 only as to the term of variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that new certificates of occupancy shall be obtained."

## 762-49-BZ

APPLICANT—John V. Neill, Sr. for Neill and Altberg, owners.

SUBJECT—Application reopened November 1, 1960 for consideration as to extension of term of variance, expired May 24, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, a factory and storage warehouse for plumbing supplies, and the cutting and threading of pipe.

PREMISES AFFECTED—47-35 to 47-43 49th Street, east side, 195 feet north of 48th Avenue, Block 2287, Lot 10, Woodside, Borough of Queens.

### APPEARANCES—

For Applicant: John V. Neill, Sr.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on February 15, 1950, as amended May 24, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation May 24, 1960; and

WHEREAS, this application was reopened on November 1, 1960 and set for hearing on December 13, 1960 at 10 A.M.,



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requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 13, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 31, 1960 acting on Alt. Applic. No. 2332-49, reads:

"1. The proposed extension of a variance for a warehouse in a residence district is contrary to Art. 2 Sec. 3 of the Z.R. and to the resolution of the Board under Cal. #762-49-BZ. Present variance has expired on May 24, 1960."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1950 as amended through May 24, 1955 only as to the term of variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 827-50-BZ

APPLICANT—Irving P. Marks for Meyer B. Funk, owner.

SUBJECT—Application reopened November 15, 1960 for consideration as to extension of term of variance, expires April 17, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence and retail use district, the parking of customers' cars.

PREMISES AFFECTED—68-02 to 68-28 Fresh Meadow Lane, northwest corner of 69th Avenue, Block 6928, Lot 56, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Irving P. Marks.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker . . . . . 4

Negative: . . . . . 0

THE RESOLUTION—

WHEREAS, on April 17, 1951, as amended November 6, 1957, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation April 17, 1961; and

WHEREAS, this application was reopened on November 15, 1960 and set for hearing on December 13, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 13, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 5, 1960 acting on Alt. Applic. No. 1614-55, reads:

"1. Proposed parking of customers cars in entire rear portion of lot which is located partly in a Retail and partly in a Residence use district is contrary to Art. 2 Sec. 3 of Zoning Resolution."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 13, 1951 only as to the term of the variance, so that as amended it shall read:

"granted for a term of ten (10) years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; that a fence with a gate, 20 feet wide, of woven wire, 5 feet 6 inches high shall be constructed on 69th Avenue; that a drawing of the fence and gate shall be filed with the Board for

approval prior to filing with the Borough Superintendent; and that a new certificate of occupancy shall be obtained."

## 544-52-BZ

APPLICANT—Mazza and Seccia for Estate of Joseph Eisner, Joseph I., Lubin and Evelyn J. Lubin Foundation Inc., owners.

SUBJECT—Application reopened November 15, 1960 for consideration as to amendment of resolution and extension of term of variance—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a restricted retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—336 East 45th Street, south side, 125 feet 11 inches west of 1st Avenue, Block 1337, Lot 35, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker . . . . . 4

Negative: . . . . . 0

THE RESOLUTION—

WHEREAS, on December 16, 1952, this application was granted by the Board on certain conditions; and

WHEREAS, the term of the variance was extended for a term of five (5) years on March 15, 1955; and

WHEREAS, the applicant states that subsequent to the last Board's approval in 1955, this plot was split up and on the easterly portion of the plot a United Nations Building was erected, while the westerly portion of the plot remained as a parking lot; that plans of the lot as originally approved by the Board of the existing parking lot are enclosed herewith; that there has been no change in the use, area and height designations since the appeal was granted by the Board under Cal. No. 544-52-BZ; that the surrounding area is substantially unchanged except for the erection of the United Nations Building (under construction) on the southwest corner of 45th Street and First Avenue, which site was originally part of the parking lot granted by the Board; that the erection of a 14 story fireproof apartment house at 321 East 45th Street and the former vacant lot 339-41 East 45th Street, which are now used as parking lots as per variance granted by the Board under Cal. No. 585-52-BZ; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation March 15, 1960; and

WHEREAS, this application was reopened on November 15, 1960 and set for hearing on December 13, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated August 4, 1960, acting on Alt. Applic. 1252-60, reads:

"1. Proposed parking lot for parking & storage for more than 5 motor vehicles located in a restricted retail district is contrary to Section 4B, Article II of the Zoning Resolution Cal. #544-1952 B.Z."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1952 as amended through March 15, 1955 only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended, the resolution above cited shall be complied with in all respects; that a woven wire fence 6 feet 0 inches high shall be constructed with a gate on the street front six (6) feet high which shall be constructed along the East 45th Street front; and that a new certificate of occupancy shall be obtained."



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864-52-BZ

APPLICANT—Kingsbridge Parking Inc. for Estate of John Unger, Jr., owner.

SUBJECT—Application reopened November 15, 1960 for consideration as to extension of term of variance, expires December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting the extension of the existing parking and storage of more than five motor vehicles in a business use district portion of the plot to extend into the residence use district portion of the plot. PREMISES AFFECTED—163 West Kingsbridge Road, northeast corner of Kingsbridge Terrace, Block 3253, Lots 11, 12 and 17, Borough of The Bronx.

## APPEARANCES—

For Applicant: David Speiser.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

## THE RESOLUTION—

WHEREAS, on December 15, 1953, as amended December 13, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation December 13, 1960; and

WHEREAS, this application was reopened on November 15, 1960 and set for hearing on December 13, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 13, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 11, 1960 acting on Applic. No. 966-55, reads:

"1. The proposed parking lot for more than 5 motor vehicles in a Local Retail and Residence use districts is contrary to Sections 3 and 4-c of the Zon. Res. and Cal. 864-52-BZ of the Board of Standards and Appeals."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 15, 1953 as amended through December 13, 1955 only as to the term of the variance, so that as amended it shall read:

"granted for a term of ten (10) years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

188-59-BZ—Vol. II

APPLICANT—Max Siegel Associates for Turbal Realty Corporation, owner.

SUBJECT—Application reopened October 4, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, for a period of 15 years, the construction of a gasoline service station with accessory uses including minor motor vehicle repairs and the parking of more than five motor vehicles awaiting service.

PREMISES AFFECTED—1-3 Cooper Square and 55 East 4th Street, northeast corner, Block 460, Lot 1, Borough of Manhattan.

## APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 29, 1960, after due notice by publication in the Bulletin; laid over to December 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 22, 1960, acting on N.B. Applic. 116-58, reads:

"1. Proposed use as gasoline service and oil selling station with accessory building for office, salesroom, lubricatorium and minor auto repairs with handtools, parking and storage of more than 5 motor vehicles on open spaces, located in a business use district, is contrary to Art. II, Sec. 4, Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7 e, f, and i, to permit in a business use district, for a period of 15 years, the construction of a gasoline service station with accessory uses including minor motor vehicles repair and the parking of more than five motor vehicles awaiting service, on condition that the work shall conform with drawings filed with this application dated October 7, 1960, 4 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

269-60-BZ

APPLICANT—Charles M. Spindler for Anna Grimaldi, owner.

SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the continuance of a factory occupancy and also to legalize the erection of a one story extension approximately 15 feet by 40 feet connecting the front and rear building on the same lot.

PREMISES AFFECTED—108-39 46th Avenue, north side, 350 feet east of 108th Street, Block 2001, Lot 66, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: Charles Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker. .... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 29, 1960 after due notice by publication in the Bulletin; laid over to December 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 6, 1960 acting on Alt. Applic. No. 1977-59, reads:

"1. The proposed use of existing buildings in a residence use district as factory, loading space, dwelling, is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.



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*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a of the Zoning Resolution, to permit in a residence use district, the continuance of a factory occupancy and also to legalize the erection of a one story extension of approximately 15 feet by 40 feet connecting the front and rear buildings on the same lot *on condition* that the bars at the windows be made removable so that they are kept open during working hours; that the manufacturing be limited to the manufacturing, packaging and distribution of cosmetic items; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 295-60-BZ

APPLICANT—Arnold W. Lederer for C and E Electrical Appliance, owner.

SUBJECT—Application April 20, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the construction of a one story extension at the rear of the existing two story and cellar building and extend the front to the side lot line and expand the present use of sales and storage of electrical appliances.

PREMISES AFFECTED—14 Duryea Place, south side, 173 feet 4 inches west of East 22nd Street, Block 5132, Lot 59, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Arnold W. Lederer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 29, 1960 after due notice by publication in the Bulletin; laid over to December 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 8, 1960 acting on Alt. Applic. No. 1210-48, reads:

"1. Proposed extension at rear of bldg. within a residential district violates Art. 2 Sect. 3 of zone resolutions.

2. Proposed storage on 2nd floor violates Art. 2 Sect. 3 of zone resolutions."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a of the Zoning Resolution, to permit in a residence use district, the construction of a one story extension at the rear of the existing two story and cellar building and extend the front to the side lot line and expand the present use of sales and storage of electrical appliances *on condition* that the work be done in accordance with drawings filed with this application dated April 24, 1960, one sheet, July 28, 1960, 4 sheets, and October 19, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 424-60-BZ

APPLICANT—Maurice G. Usan for Moraine Construction Company, Incorporated, owner.

SUBJECT—Application May 27, 1960—decision of the Borough Superintendent under Section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the maintenance of a one family dwelling that encroaches on the required 15 foot setback from the street line.

PREMISES AFFECTED—82 Holly Street, west side, 420 feet south of Sparkhill Avenue, Block 848, Lot 641, Concord, Staten Island, Borough of Richmond.

### APPEARANCES—

For Applicant: Maurice G. Usan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1960, after due notice by publication in the Bulletin; laid over to December 13, 1960; applicant to send new notices to affected owners; and

WHEREAS, the decision of the Borough Superintendent, dated May, 23 1960, acting on N.B. Applic. 1310-59, reads:

"1—The structure located in an E-1 district has been erected less than 15 feet from the widening line and is contrary to Article IV, Paragraph 15-A(c) of the Zoning Resolution."

and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a residence use, E-1 area district, the maintenance of a one family dwelling that encroaches on the required 15 foot setback from the street line *on condition* that the building conform to drawings filed with this application dated May 27, 1960, 3 sheets, and August 19, 1960, one sheet; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 488-60-BZ

APPLICANT—Dominick Salvati and Son for Big Ben Incorporated, owner; Muffler King Incorporated, lessee.

SUBJECT—Application June 29, 1960—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the change in use of the first floor from storage to the removal and installation of motor vehicle mufflers and tail pipes, with the use of propane or acetylene torches and office on the first floor; the occupancy of the second floor, now used for offices and storage, will not be changed.

PREMISES AFFECTED—140-46 Queens Boulevard, west side, 116.7 feet north of Jamaica Avenue, Block 9619, Lot 28, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0



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## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1960 after due notice by publication in the Bulletin; laid over to November 29, 1960 for inspection and decision; hearing closed; then to December 13, 1960 for reinspection and decision; and

WHEREAS, the decision of the Borough Superintendent, dated June 23, 1960 acting on Alt. Applic. No. 1102-60, reads:

"1. The proposed change in use from storage and offices to sales and services of automotive repairs of mufflers, etc. of a structure in a business use district is contrary to Art. 2, Sec. 4a, item #29 of the Z.R."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i, to permit in a business use district, the change in use of the first floor, from storage, to the removal and installation of motor vehicle mufflers and tail pipes, with the use of propane or acetylene torches and office on the first floor; the occupancy of the second floor, now used for offices and storage, will not be changed, *on condition* that the work shall conform with drawings filed with this application dated June 29, 1960, 7 sheets; that signs on the front of the building shall be limited to those permitted in a business district; that the signs on the windows shall be removed; that the term shall extend to June 1, 1968; that all laws, rules and regulations applicable shall be complied with; and that all permits including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 554-60-BZ

APPLICANT—Lama, Proskauer and Prober for Evelyn Schwartz and Emily Tolentino, owners.

SUBJECT—Application July 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, utility room, office, sales, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—586-606 Conduit Boulevard and 519-529 Autumn Avenue, southeast corner and 2813-2829 Pitkin Avenue, Block 4219, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 29, 1960 after due notice by publication in the Bulletin; laid over to December 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 8, 1960 acting on N.B. Applic. No. 713-60, reads:

"1. The proposed gasoline service station, lubritorium, car washing, minor auto repairs, office & sales, utility room, parking & storage of Motor Vehicles in open area & proposed business signs & proposed curb cuts in a lot located in a residence use district is contrary to Article II Section 3 of the Zoning Resolution.

2. Proposed ground signs are contrary to Article II, Section 3 of the Zoning Resolution."

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, utility room, office, sales, ground sign and parking and storage of motor vehicles, for a period of fifteen years, *on condition* that a brick wall, two feet high, with an iron picket fence on top to a total height of 5 feet 6 inches shall be constructed along the Autumn Avenue front from the end of the accessory building for a distance of 38 feet toward the Conduit Boulevard corner; that drawings shall be approved by the Transit Authority before being approved by the Borough Superintendent; and *on the further condition* that the sign at the corner of Conduit Boulevard and Autumn Avenue shall be stationary and perpendicular to Conduit Boulevard; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 554-60-BZ

APPLICANT—Herbert E. Matz for St. John's Lutheran Church, owner.

SUBJECT—Application July 14, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the replacement of the frame structure above the basement floor of an existing building with a Class 2 superstructure without the required rear and side yards and occupying more than the permitted area coverage.

PREMISES AFFECTED—86-20 114th Street, west side, 157 feet south of 86th Avenue, Block 9226, Lot 69, Richmond Hill, Borough of Queens.

## APPEARANCES—

For Applicant: Paul C. Reisch and Herbert E. Matz.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 13, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated July 8, 1960 acting on Alt. Applic. No. 960-60, reads:

"1. Proposed rear yard of 3'-4" in an E-1 district is contrary to Sec. (15-A(e) of Zoning Resolution. Art. IV.

2. Proposed side yard of 5' with projecting chimney and piers is contrary to Sec. 15-A(e) of Zoning Resolution. Art. IV.

3. Proposed area coverage of building of 65% of a lot in an E-1 and residence district is contrary to Sec. 15-A(d) of Z.R. Art. IV."

and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application



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be and it hereby is *granted* under Section 21, to permit in an E-1 area district, the replacement of the frame structure above the basement floor of an existing building with a class 2 superstructure, without the required rear and side yards and occupying more than the permitted area coverage, *on condition* that the work shall conform with drawings filed with this application dated July 14, 1960, 12 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 555-60-A

APPLICANT—Herbert E. Matz for St. John's Lutheran Church, owner.

SUBJECT—Application July 14, 1960—appeal from a decision of the Borough Superintendent—re—class 3 construction—church, height.

PREMISES AFFECTED—86-20 114th Street, west side, 157 feet south of 86th Avenue, Block 9226, Lot 69, Richmond Hill, Borough of Queens.

### APPEARANCES—

For Applicant: Paul C. Reisch and Herbert E. Matz.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 8, 1960 on Alt. Applic. 960-60, reads:

"4) Proposed area of a class 3 church building of 9,400 sq. ft. is contrary to Sec. C26-254.0 of N.Y.C. Administrative Code

5) Proposed height of a class 3 church bldg. of 2 stories and basement is contrary to Sec. C26-254 of N.Y.C. Administrative Code."

and

WHEREAS, the applicant states that the building is 95 feet by 126 feet in area, basement, 1st story and balcony, 52 feet high, of class 3 and 4 construction, located in residence use, E-1 area class 1½ height district, built in 1922, now used and occupied since 1923: (parish house) basement—social room, kitchen, etc., 135 persons; 1st floor—Sunday school room, 165 persons; balcony—meeting room, 45 persons; (no changes to church); that the proposed use will be: basement—social hall, kitchen, kindergarten, etc., 74 persons; 1st floor—chapel and office, 94 persons; balcony—Sunday school rooms, 100 persons; and

WHEREAS, the building in question is of frame construction, and was the original church of the congregation, and used for religious services, Sunday school and social functions, until the congregation built a larger church of non-fireproof construction and at completion turned the old frame building into a Parish House that has been used as such ever since; that the Parish House has become very unsatisfactory and undesirable for the growth of the congregation, it being of frame construction, deterioration having set in, and cannot be greatly altered under the present Building Code; that it is therefore proposed to remove the present superstructure retaining the existing concrete basement walls and building upon same with masonry walls to within height of the present frame walls; that the new interior will have a basement, 1st floor and 2nd floor; that the requirements of the congregation are of area and planning as shown, and it would be a hardship to reduce it any as it would lack the requirements for a growing church; that as the new structure comes within the approximate area and height of present building, and is in no way a detriment to adjoining property owners, but an improvement to the community.

*Resolved*, that the decision of the Borough Superintendent, dated July 8, 1960, acting on Alt. Applic. 960-60, Objection Nos. 4 and 5 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all the requirements of the resolution adopted this day by the

Board under Cal. No. 554-60-BZ shall be complied with; that the doors between the present and the additional church building shall be one and one-half hour fireproof self-closing doors; that all new construction shall be of class 2 construction; and that a Certificate of Occupancy shall be obtained.

## 565-60-BZ

APPLICANT—Leonard F. Rothkrug for Anthony Mazzeo, owner.

SUBJECT—Application July 25, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the one-story extension of an existing retail store building occupying more than the permitted area and without the required rear yard on first story.

PREMISES AFFECTED—464 86th Street, south side, 135 feet 7¼ inches west of Fifth Avenue, Block 6045, Lot 32, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 13, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated July 13, 1960 acting on Alt. Applic. No. 2014-60, reads:

"1. In a "C" area district the proposed extension of the existing building to occupy the entire plot is contrary to Art. IV Sec. 13 of the Zoning Resolution.  
2. In a Retail use district the proposed extension without providing a rear yard is contrary to Art. IV Sec. 17 of the Zoning Resolution."

and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in a C area district, the one story extension of an existing retail store building occupying more than the permitted area and without the required rear yard on the first story *on condition* that the work be done in accordance with drawings filed with this application dated July 25, 1960, 7 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 569-60-BZ

APPLICANT—Elliot Saltzman for Ferdinand Giordano, owner.

SUBJECT—Application July 26, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the existing gasoline service station, the relocation of the pumps and the additional uses of minor auto repairs, ignition and carburetor work and lubrication.

PREMISES AFFECTED—6314-6324 Fort Hamilton Parkway and 935-943 64th Street, northwest corner, Block 5736, Lot 28, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Elliot Saltzman.



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For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 29, 1960 after due notice by publication in the Bulletin; laid over to December 13, 1960 for inspection and decision; applicant to correct drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 27, 1960 acting on Alt. Applic. No. 1467-60, reads:

"1. Proposed extension of building and change of use from store, gas tanks, 2 car garage and Auto Laundry on the first floor to Gasoline Service Station, Minor Auto Repairs, Carburetor & Ignition Work, Lubrication, Office and Sales, Storage and Toilet in a Business Use District is contrary to Art. II, Par. 4, Sect. 29 and 46 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7a and i of the Zoning Resolution, to permit in a business use district, the reconstruction of the existing gasoline service station, the relocation of the pumps and the additional uses of minor auto repairs, ignition, carburetor work and lubrication on condition that the work be done in accordance with drawings filed with this application dated July 26, 1960, 4 sheets, October 20, 1960, 1 sheet; and November 14, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 833-60-A

APPLICANT—William H. S. Tripp, Acting Borough Superintendent, Borough of Queens.

OWNER OF PREMISES: John Anzalone.

SUBJECT—Application November 9, 1960—Revocation of Certificate of Occupancy #Q31833 dated December 7, 1944, issued re—Alteration 912-44.

PREMISES AFFECTED—111-59 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lot 65, Corona, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Robert T. Groh.

ACTION OF BOARD—Appeal granted. Certificate of Occupancy Q31833 revoked.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 4, 1960 on revocation of Certificate of Occupancy #Q31833, reads:

"We respectfully request revocation of Certificate of Occupancy No. Q-31833, issued December 7, 1944, in connection with Alteration Application 912-44, for land and premises located at 111-59 44th Avenue, Block 2016, Lot 65, which was approved in error by permitting the extension of a business structure within

a Residence Use District, and encroachment of a portion of the extension into an existing street widening."

and

WHEREAS, the applicant states that the plot is 25 feet by 93.05 feet with a building 21.6 feet by 71.6 feet in area, 1 story, 14 feet high, of class 4 construction, located in residence use, D area, class 3/4 height district, built in 1944, now used and occupied since 1944: grade—storage of contractors equipment; substantially in accordance with Certificate of Occupancy Q31833 issued against Alt. Applic. 912-44; and

WHEREAS, the applicant states that under N.B. Applic. 994-16, a wood frame foundry, 18 feet by 50 feet, was legally approved and erected at the above location; that this structure encroached in a proposed street widening of 25 feet of the plot, such widening effective October 29, 1910; that this building was set back 8 feet from the existing building line; that under Alt. Applic. 912-44, an approval was given for removal of 15.6 feet of the front portion of the building, enlarging same to 21.6 by 71.6 feet and changing the use from foundry, to storage of general contractor's equipment; that this new enlargement was of non-fireproof construction which was added to an existing frame structure; that this enlargement was created in a residence zone, and a small portion of the side extension was placed in the bed of a mapped street, both of which were in error, since extension of a building for business use, into a residential zone, is contrary to Article II, Section 3 of the Zoning Resolution, and portion of new side extension in the bed of mapped street is contrary to Article 35 of the General City Law; that herewith is submitted a sketch showing the conditions as described.

Resolved, that the application of the Borough Superintendent dated November 9, 1960, to revoke Certificate of Occupancy Q31833, issued December 7, 1944, against Alteration Application 912-44, be and it hereby is affirmed and that the application of the Borough Superintendent be and it hereby is granted.

## 593-60-BZ

APPLICANT—Burke & Groh for John Anzalone, owner.

SUBJECT—Application August 3, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, D area district, the continuance of the present use of the existing frame building for office, the masonry shed for storage, the metal garage and mechanical concrete loader and the sale of ready mixed concrete with the masonry storage shed and metal garage in the rear yard, in a D area district.

PREMISES AFFECTED—111-59 to 111-69 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lots 62, 63, 64 and 65, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 29, 1960 after due notice by publication in the Bulletin; laid over to December 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 3, 1960 acting on Alt. Applic. No. 429-60, reads:

"1. The proposed legalization of the frame bldg. used for office, masonry shed used for storage, metal garage and mechanical concrete loader in a Res. use district is contrary to Art. II Sec. 3 Zone Res.

2. Existing masonry storage shed & metal garage in



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a "D" area district located in the rear yard is contrary to Art. IV Sec. 14 Z.R." and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, D area district, the continuance of the present use of the premises and the masonry shed for storage, and mechanical concrete loader and the sale of ready mixed concrete with the masonry storage shed in the rear yard in a D area district with the following *conditions*; that as this resolution relates to the decision of the Borough Superintendent, dated August 3, 1960, acting on Objection No. 1 of Alt. App. 429-60, the following requirements shall be complied with: No. 1: that the frame building presently used for office is to be removed in accordance with the decision of the Borough Superintendent; No. 2: that the masonry shed used for storage is to remain and to be used for storage and on the *further condition* that a permanent type roof be installed on the building to confine the dust; No. 3: that the metal garage is to be removed; No. 4: that the mechanical concrete loader is to remain as presently existing.

As to Objection No. 2 of the decision of the Borough Superintendent, the existing masonry storage shed is to remain and the metal garage is to be removed, as stated above; and on the *further condition* that the existing 21 feet 6 inches by 71 feet 6 inches building on Lot 65 shall remain and be altered to incorporate offices and storage space for mobile mechanical equipment; that the entire premises is to be paved with clean cinders or gravel, treated with a binder and rolled to the proper grade for drainage; that this paving may be done in concrete if the owner so desires; that sidewalks and curbing shall be put in good condition satisfactory to the Borough President; that there shall not be more than two curb cuts, twenty feet in width; that the concrete block wall on the rear lot line is to be continuous between the side lot lines and the existing buildings and is to be not less than 10 feet in height; that on the west lot line from the existing building to the 44th Avenue front there shall be constructed a masonry wall six feet in height; that signs shall be limited to a total area of not more than fifty square feet; that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 594-60-A

APPLICANT—Burke and Groh for John Anzalone, owner.  
SUBJECT—Application August 3, 1960—appeal from a decision of the Borough Superintendent re—frame building, business use, metal building.

PREMISES AFFECTED—111-59 to 111-69 44th Avenue, north side, 225.33 feet west of 114th Street, Block 2016, Lots 62, 63, 64 and 65, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 3, 1960 on Alt. Applic. 429-60, reads:

"3. Frame bldg. used for office is contrary to 4.1.3(5a) Bldg. Code.

4. Metal bldg. with walls less than 4' from the lot line is contrary to 4.2.1(f)."

and

WHEREAS, the applicant states that the premises is developed with three (3) buildings, a equipment storage building, a frame office building and a masonry storage shed with an attached metal garage; that the two buildings under appeal are the metal garage and frame office; that the metal garage, Building "A" is 38 feet by 18 feet in area, 1 story, 11 feet high, of class 4 construction and the frame office, Building "B" is 15 feet by 15 feet in area, 1 story, 10 feet high, of class 4 construction, located in residence use, D area, class  $\frac{3}{4}$  height district, built in 1934, 1939 and 1956, now used and occupied since approximately 1922: 1st floor—storage, loading and unloading, building materials, including sand, cement, gravel and mechanical concrete loader, 5 persons; substantially in accordance with Certificate of Occupancy #Q31833 issued December 7, 1944 against Alt. Applic. 912-44; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the property is a legal non-conforming use and may be used for the purpose specified; that the only question brought under appeal is that over the course of years, the buildings have been changed and modern equipment installed; that whereby sand and cement used to be mixed on the grounds and loaded by hand on trucks, there is now a mechanical loader which automatically mixes the sand and cement and places it into trimixer trucks which, in turn, mixes the cement en route to the job; that the BZ Application is to grant a variance allowing the continuance of the modern equipment; that the A case is filed because of the present frame building and metal garage which have been on the premises for a long period of time; that the present frame building used for office is a small building located more than 20 feet from any lot line, and at no time is occupied by more than 3 persons; that the metal garage within 4 feet of the rear line of the lot abuts Lot #38, which is under the same ownership as the site; that also, there are no adjoining buildings on Lots 38 and 37; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that in view of the action taken this day by the Board under Cal. No. 593-60-BZ this appeal should be denied.

*Resolved*, that the decision of the Borough Superintendent, dated August 3, 1960, acting on Alt. App. 429-60, Objection Nos. 3 and 4, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 631-60-BZ

APPLICANT—Paul Friedman for Vincent Terranova, owner; Mobil Oil Company (conditional), lessee.

SUBJECT—Application August 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto-washing, non-automatic, lubritorium, office, sales of auto accessories, minor repairs with hand tools only, parking of cars awaiting service, pleasure cars only and a ground sign, for a term of fifteen (15) years.

PREMISES AFFECTED—77-01 to 77-09 (77-05 official) 31st Avenue and 30-61 to 30-69 77th Street, northeast corner, Block 1126, Lot 40, Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Application denied.



# MINUTES

## THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox, and Commissioner Becker ..... 4

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 29, 1960 after due notice by publication in the Bulletin; laid over to December 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 11, 1960 acting on N.B. Applic. No. 2480-60, reads:

"1. Proposed gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking of cars awaiting service (pleasure type only) on a plot in a residence use district is contrary to Art. II sec. 3 of the Zoning Resolution.

2. Proposed ground sign located in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 2480-60, Objection Nos. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 683-60-BZ

APPLICANT—Victor E. Block for Harry Appleman, owner.

SUBJECT—Application September 20, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, pleasure cars only.

PREMISES AFFECTED—2013-2017 Prospect Avenue, west side, 20 feet south of East 179th Street, Block 3093, Lots 24, 25 and 26, Borough of the Bronx.

## APPEARANCES—

For Applicant: Victor E. Block and Harry Appleman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 29, 1960 after due notice by publication in the Bulletin; laid over to December 13, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 19, 1960 acting on Alt. Applic. No. 767-60, reads:

"1. Proposal to change the use of subject premises (located in a Residence Use District) from vacant land to parking and storage of more than 5 motor vehicles (Pleasure Type) is contrary to Art. II Sect. 3 of the Zon. Resol."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the applica-

tion be and it hereby is *granted* under Section 7h, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles of the pleasure-car type only, for a period of five years, *on condition* that the work shall conform with drawings filed with this application dated September 20, 1960, 4 sheets; that the lot shall be paved with clean cinders or gravel, treated with a binder and rolled to grade for proper drainage; that the lot shall be used for monthly rentals only; that the tenants shall be supplied with keys to the gate which shall normally be kept locked; that proper bumpers shall be provided; that the curb cut and gate on the street front shall be moved sufficiently so it will not interfere with the present hydrant on the sidewalk; that signs shall be limited to those required by the License Department; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned 3:00 P.M.

JAMES P. MULROY, *Secretary*.

## REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 13, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

## 360-50-SA

APPLICANT—Automatic Burner Corp., owner—additional trade name.

## APPEARANCES—

For Applicant: None

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

360-50-SA—Amendment to resolution as to additional trade name.

Automatic Burner Corporation, Chicago, Illinois, requested that the resolution adopted October 17, 1950 and amended at various times through June 7, 1960 under Calendar Number 360-50-SA be reopened and amended so as to permit the approved ABC Oil Burner, Model 55J to be marketed by the Crane Company under their own trade name.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 17, 1950 and amended at various times through June 7, 1960 under Calendar Number 360-50-SA be reopened and amended so as to permit the approved ABC Oil Burner, Model 55J to be marketed by the Crane Company under the trade name of Crane Oil Burner, Model 3849 on condition that the requirements of the resolution adopted October 17, 1950 and amended at various times through June 7, 1960 under Calendar Number 360-50-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.



# MINUTES

## 754-52-SM—Vol. II

APPLICANT—National Gypsum Co., owner—additional channels and accessories.

### APPEARANCES—

For Applicant: Donald K. Busch.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

754-52-SM—Vol. II—Amendment to resolution as to additional channels and accessories.

J K Hovind for National Gypsum Company, Buffalo, New York, requested by letter dated May 6, 1957 that the resolution adopted June 2, 1953 and amended November 3, 1954 under Calendar Number 754-52-SM, Vol II, be further amended to include improved Gold Bond "J" Channels and accessories (attachment clips, splines and wall trim channels). The application was reopened June 4, 1957 under Calendar Number 754-52-SM—Vol. III.

USE: The system provides for a hung ceiling of acoustical tile or an incombustible backing for the application of approved acoustical tile or insulation.

DESCRIPTION: The improved Gold Bond "J" Mechanical Suspension System is erected in the same way as the system as previously approved. The only difference being the new design of the "J" Channels (25 gage galvanized steel) and "J" Channel attachment clips (11 gage steel) which provide greater strength and rigidity to the system.

INSPECTION AND TEST: Uniform load tests were conducted on ceiling assemblies and concentrated loads were applied to the attachment clips. Pittsburgh Testing Laboratory reports these tests are on file with and part of the record.

### Results of Tests:

1) Gold Bond "J" Channel No. 401P (17/16" web) spaced 2' o.c. attached to 1½" carrying channels spaced 4' o.c. with "J" Channel Clips. ½" x 2' wide gypsum backerboard was placed between "J" Channels w/long edges resting on channel flanges. Area under uniform load—16 sq. ft.

Load at deflection of 1/360 the span—190 lbs or 11.9 lbs. per sq. ft.

Sustained live load—573 lbs. or 35.8 lbs. per sq. ft.

2) Gold Bond "J" Channel No. 401A (7/8" web) spaced 12" o.c. attached to 1½" carrying channels spaced 4' o.c. with "J" Channel Clips.

Gold Bond Travacoustic Tile (previously approved under Calendar Number 985-40-SM) was placed between the "J" Channels, with channel flanges fitted into the tile kerfs.

Area under uniform load—16 sq. ft.

Load at deflection of 1/360 the span—95.2 lbs. or 5.95 lbs. per sq. ft.

Sustained live load—600.3 lbs. or 37.5 lbs. per sq. ft.

3) Gold Bond "J" Channel No. 401P (17/16" web) spaced 4' o.c. attached to 1½" carrying channels 4' o.c. with "J" Channel Clips.

2' x 4' Panelcoustic metal pans (previously approved under Calendar Number 982-54-SM) were placed between the channels, resting on the channel flanges.

Area under uniform load—16 sq. ft.

Load at deflection of 1/360 the span—110.0 lbs. or 6.87 lbs. per sq. ft.

Sustained live load—495.8 lbs. or 30.9 lbs. per sq. ft.

4) Concentrated load on "J" Channel Clips with "J" Channel No. 401A—Average 120 lbs., with "J" Channel No. 401P—Average 140 lbs.

RECOMMENDATION: On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted June 2, 1953 and amended November 3, 1954 under Calendar Num-

ber 754-52-SM, Vol. , be amended to include the improved Gold Bond "J" Channels and accessories including Gold Bond 11 gage wire Bar Joist Clips, for use of the systems as previously approved, on condition that the requirements of the resolution adopted on June 2, 1953 and amended November 3, 1954 under Calendar Number 754-52-SM are complied with other than as herein amended.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 66-56-SM

APPLICANT—Josam Manufacturing Co., owner.

SUBJECT—Application February 1, 1956—Josam Backwater Valves Models 1170-T and 1280-T, approval of (for prevention of sewer backing up in building).

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material disapproved.

### THE VOTE TO APPROVE—

Affirmative ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

66-56-SM—Josam Manufacturing Company, New York, filed for approval of the material known as Josam Backwater Valve, Models 1170-T and 1280-T under the provisions of Section C26-1259.0 Administrative Building Code.

USE: To prevent sewer backing up into a building.

DESCRIPTION: The valve is a cast iron valve with a bell inlet, spigot outlet, bronze top hung revolving flap, rubber gasket and a bronze valve seat and cover.

The valve is normally open ¼" for circulation of air and when the water backs up, it forces the flap of the valve closed, thereby preventing water from entering the building.

RECOMMENDATION: As the valve is so constructed that it is normally open, except when the water backs up, and as Section C26-1259.0 Administrative Building Code reads, "Back-water valves shall have all bearing parts made of corrosive resisting material and such valves shall be so constructed as to insure a positive mechanical seal and remain closed, except when discharging waste. Back-water valves shall be of types approved by the Board," the Committee on Test recommends that the application be either withdrawn or disapproved as the construction does not comply with Section C26-1259.0 Administrative Building Code.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *disapprove* this material in accordance with the above report.

## 103-56-SA

APPLICANT—Prosperity Company, Inc., owner—dry cleaning machine.

### APPEARANCES—

For Applicant: Carter C. Nelson.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 103-56-SA—Prosperity Company, Inc., Syracuse, N. Y., filed for approval of the appliance known as Prosperity Dry Cleaning Machines, Models 7B, 7C, 8A, 8B and 8C, under the provisions of the Dry Cleaning Rules of the Board. USE: Dry cleaning machines using Perchloroethylene as the cleaning fluid. The capacity is 27 lbs. dry weight.

DESCRIPTION: The unit comprises an enclosed cabinet in which automatic washing, rinsing, extracting, drying, deodorizing and solvent recovery is performed.

Other components consist of a still for distillation of the solvent, a watercooled condenser for condensing the solvent vapors from the stills, a filter for the solvent and a second filter for the soap solution solvent, a second condenser for condensing solvent vapors in the recovery system, two storage tanks, pumps, piping and valves.

The cabinet, which includes the cylinder, dust bag chamber, air ducts, condenser, heater coil chambers and solvent storage tanks.

The filter is of the round type with large nylon bags that are tightly drawn over a screen.

One still is rectangular in shape, steel fabricated, and is provided with a steam heated jacket; the still is insulated with glass wool and is encased in sheet metal paneling; this still is capable of distilling 90 gals. per hour at 80 lbs. steam pressure.

The second still is cylindrical in shape with a submerged heating grid connected to the steam line. Vapors from this still rise directly into a condenser. The capacity of this still is 60 gallons per hour at 60 lbs. steam pressure.

The blower and deodorizing valve is built into the blower housing assembly. During recovery this valve is closed against the vent stack and during the deodorizing operation it is closed against the air ducts, thus allowing fresh air to pass through the clothes but out through the stack.

The appliance has been approved by the Underwriters' Laboratory under E 14163.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Prosperity Dry Cleaning Machines, Models 7B, 7C, 8A, 8B and 8C, having a capacity of 27 lbs. dry clothes for use with perchlorethylene solvent when installed in accordance with the requirements of the Board's Rules covering Dry Cleaning Establishments and the Electrical Code of the City of New York and provided that each appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 103-56-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 106-57-SM

APPLICANT—The Evans Brick Co., owner.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 106-57-SM—The Evans Brick Company, Uhrichville, Ohio, filed for approval of the material known as Evans Face

Brick under the provisions of Section C26-307.a Administrative Building Code.

USE: Structural clay brick.

DESCRIPTION: The bricks are structural clay, manufactured by the wet mud extrusion process. The bricks are identified by a shade number which defines the type and shade. The bricks are Standard Nominal—2" x 4" x 8" or Normal Nominal 2" x 4" x 12".

INSPECTION AND TEST: The applicant has submitted reports of tests conducted by the Pittsburgh Testing Laboratory. The tests were conducted in accordance with the requirements of Section C26-307.a Administrative Building Code. The results showed that all bricks tested complied with the requirements of ASTM C-62-50 and Federal Specifications SS-B-656. The complete reports are on file with and are part of the record.

RECOMMENDATION: On the basis of the data submitted by the applicant, the Committee on Test recommends the approval of the material known as Evans Face Brick, Standard Nominal and Normal Nominal Clay units for use in New York City under the provisions of Section C26-307.a Administrative Building Code on condition that all bills of lading shall be stamped, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 106-57-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 673-57-SA

APPLICANT—Temco Inc., owner—additional model of gas heater.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Fox and  
Commissioner Becker ..... 3  
Negative: Vice Chairman Kleinert..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 673-57-SA—Amendment to resolution as to additional model of gas heater.

Temco Inc., Nashville, Tennessee, requested that the resolution adopted March 31, 1959 and amended September 15, 1959 under Calendar Number 673-57-SA be reopened and amended so as to include additional models and permission to market under additional trade names.

USE: A wall mounted gas heater.

DESCRIPTION: The requested Models NV20 and NV30 are identical to the approved heater except that the BTU input is 20,000 BTU and 30,000 BTU.

The requested Model 108-3 is similar to the approved model except that the BTU input is 10,000 BTU. All requested models have been approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 31, 1959 and amended September 15, 1959 under Calendar Number 673-57-SA be reopened and amended so as to include the Temco Wall Heaters, Models NV20, NV30 and 108-3 and further that the Models NV20 and NV30 may be marketed by the Peerless Manufacturing Division of the Dover Corporation under the trade name of Unimatic on condition that the requirements of the resolution



# MINUTES

adopted March 31, 1959 and amended September 15, 1959 under Calendar Number 673-57-SA are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 232-58-SM

APPLICANT—Buckeye Iron & Brass Works, owner—additional model of automatic nozzle valve.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Fox and Commissioner Becker ..... 3  
Negative: Vice Chairman Kleinert..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

232-58-SM—Buckeye Iron and Brass Works, Dayton, Ohio, requested by letter that the resolution adopted June 24, 1958 under Calendar Number 232-58-SM be reopened and amended to include the Model 100 Automatic Nozzle Valve. DESCRIPTION: The Model 100 Automatic Nozzle Valve is similar to the Model 820UM Nozzle Valve for dispensing gasoline to motor vehicles which was previously approved under Calendar Number 232-58-SM. The Model 100 functions on the same principle but the internal parts have been redesigned and rearranged for improved performance.

The Model 100 Automatic Nozzle Valve has been tested and approved by Underwriters' Laboratories, File MH1460. RECOMMENDATION: The Committee on Test recommends that the resolution adopted June 24, 1958 under Calendar Number 232-58-SM be reopened and amended so as to include the Buckeye Model 100 Automatic Nozzle Valve, on condition that the requirements of the resolution adopted June 24, 1958 under Calendar Number 232-58-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolutions in accordance with the above report.

## 492-58-SM

APPLICANT—Bethlehem Steel Co., owner—additional slabform.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 492-58-SM—Amendment to resolution as to additional slabform.

R. E. Ashley for Bethlehem Steel Co., Bethlehem, Pa., requested that the resolution adopted January 26, 1960 un-

der Calendar Number 492-58-SM be reopened and amended so as to include additional slabform known as Extra Heavy Duty Slabform.

USE: An incombustible roof deck.

DESCRIPTION: The slabform is used in roof construction as the permanent supporting member for lightweight insulating concrete fill.

The form is a galvanized steel deck, 20, 22 and 24 gauge. The 20 gauge has the following properties: 15/15" high by 4 1/2" center to center corrugation having a section modulus of 0.227 and moment of inertia of 0.160. The 22 gauge has the same corrugation as the 20 but the section modulus is 0.183 and the moment of inertia is 0.131. The 24 gauge has the same corrugation as the 20 gauge but the section modulus is 0.136 and the moment of inertia is 0.101.

INSPECTION AND TEST: Decks constructed of the Slabform with a 2" unreinforced insulating concrete fill were tested at Ohio State University in accordance with the requirements of Section C26-626.0 Administrative Building Code. The slag was tested over four supports and tested as a semi-continuous span. The factor of safety was set at 5. The results with the following allowable loads and spans were obtained.

|          |                     |                              |
|----------|---------------------|------------------------------|
| 20 gauge | 51 lbs. per sq. ft. | 10'-0" center to center span |
| 22 gauge | 63 lbs. per sq. ft. | 9'-0" center to center span  |
| 24 gauge | 46 lbs. per sq. ft. | 8'-0" center to center span  |

The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted January 26, 1960 under Calendar Number 492-58-SM be reopened and amended so as to include the additional material known as Extra Heavy Duty Slabform as a permanent incombustible supporting member for insulating concrete fill for roof construction, on condition that the maximum load and span shall be as herein described under the heading "Inspection & Test" and that all other requirements of the resolution adopted January 26, 1960 under Calendar Number 492-58-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 674-58-SA

APPLICANT—David N. Francis, for Ansul Chemical Co., owner.

APPEARANCES—

For Applicant: David N. Francis.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

674-58-SA—Ansul Chemical Company, Marinette, Wisconsin, filed for approval of the appliance known as Ansul 30 lb. Dry Chemical Piped Fire Extinguishing System, Model PS-30, under the provisions of Section C19-10.0 and Section C26-191.0 Administrative Code.

USE: A fire extinguishing system for indoor use on Class B fires.

DESCRIPTION: The PS-30 dry-chemical extinguishing system is designed to protect two general types of hazards. A total flooding principle is used to protect enclosed hazards, such as paint lockers or engine compartments. Local



# MINUTES

application by means of tankside nozzles or overhead nozzles is used to protect confined flammable-liquid hazards, such as dip tanks, quenching tanks, etc. The system is intended to be installed to protect indoor hazards only.

Since dry chemical is an extinguishing agent which is intended primarily for fires in flammable liquids (Class B fires), the PS-30 dry chemical system is intended primarily for protection against this type of a hazard.

The most common arrangement of PS-30 systems involves the use of a fusible link which is placed in the hazardous area. A rise in temperature causes the link to separate permitting a rod in a detector assembly, to which a wire rope is attached, to move outward under spring pressure. Movement of the wire rope trips a lever, causing a plunger-type release to force down the puncture pin, puncturing a carbon-dioxide cartridge. Gas from the cartridge is released into a dry-chemical chamber and ruptures a plastic disc on the outlet of the chamber, permitting specially treated dry chemical to be carried into the distribution piping and into the nozzles.

Manual operation can be accomplished at the release box by a counter-clockwise movement of a release lever after removal of a lock pin or from a remote station by pulling a ring at the remote station which is attached to a wire rope fastened to the trip lever on the release.

The extinguishing-system assembly consists of a dry-chemical chamber retained in a special bracket, a carbon-dioxide cartridge and cartridge holder, puncture mechanism for the carbon dioxide cartridge, a plastic rupture disc held in a union in the outlet piping, a release assembly, wire rope and pulley arrangement, a detector assembly consisting of a fusible link and a retained spring assembly and appropriate discharge nozzles. Instructions for installation are included in the package. Accessory equipment, such as remote pull stations and an electrical switch for ringing alarm bells, closing windows, etc., are also available. Piping and elbows for dry chemical are furnished by the installer.

## METHODS OF APPLICATION

Ansul PS-30 Dry Chemical Pipe Systems provide fire protection for hazards within the following limitations:

**Total Flooding**—This method provides for flooding of a room or enclosure with dry chemical to a point where fire cannot continue. All doors, windows, ventilators, exhaust ducts and other openings through which the dry chemical might escape or air enter must be kept closed or provided with automatic closing devices. The limiting volume which can be protected with an Ansul PS-30 System is 780 cubic feet. The maximum width should not exceed 10 feet and the maximum length should not exceed 17 feet 6 inches.

**Local Application**—This method provides for applying the dry chemical locally at the surface to be protected. It is applicable to protection of flammable liquids in open tanks or to certain types of machinery subject to local flammable liquid fires.

Two methods of applying local application to a fire area are:

1. **Tankside Application**: The maximum area shall not exceed 40 square feet and the hazard shall not exceed a length of 8 feet.

2. **Overhead Application**: The maximum area shall not exceed 25 square feet and the hazard shall not be more than 7 feet in length nor 3½ feet in width.

Two piped system nozzles, one reducing tee and two special blow-off caps are packaged separately but are shipped with each PS-30 System.

## TEMPERATURE

The standard Ansul PS-30 Piped Systems utilize a carbon dioxide pressure cartridge as an expellant medium. In order to insure effective operation, the extinguisher for the Ansul PS-30 System must be located in an area where the temperature will not exceed 120°F or fall below 32°F.

**Piping**  
1. Piping (to be furnished by the customer) should be ½" and ¾" standard weight, hot-dipped galvanized steel pipe. All fittings should be standard weight, hot-dipped galvanized malleable iron.

2. Before assembling pipe and fittings, make certain that all ends are carefully reamed and blown clear of chips and scale. Thread compound should be used sparingly and only on the male portion of threads.

3. All piping must be securely supported by use of standard pipe hangers or clamps to hold weight, resist shock of chemical flow and to prevent heat warpage. This is particularly important near the nozzles. Support pipe as close to the nozzle as possible.

4. Maximum length of pipe from the extinguisher to any one nozzle is 50 feet.

5. Maximum number of elbows, including the reducing tee, from the extinguisher to any one nozzle is six (6). NOTE: On overhead application only: a minimum of four (4) elbows, including tee, is required.

6. All piping should be run in as direct a manner as possible. If the layout for the ¾" pipe parallels one of the ½" pipes, there must be at least 2 feet of straight ¾" pipe entering the ½" x ½" x ¾" reducing tee.

7. To obtain equal flow of dry chemical from each nozzle, the pipe from the reducing tee to each nozzle should be approximately the same length and the number of ½" elbows must be the same.

### a. Local Application—Tankside

When tankside nozzles are to be used, run ¾" pipe to side of tank and install ½" x ½" x ¾" reducing tee to divide piping. Cut ½" piping so that when nozzles are installed there is at least ¼" clearance between nozzle and side of tank to allow blow-off caps to be attached to nozzles and to be blown free during operation. Tankside nozzles should be installed so that discharge opening is pointing toward center of tank and is parallel to the liquid level. There should be a minimum distance of 8 inches from the nozzle to the flammable liquid level. Tankside nozzles must be located opposite each other and centered on the two shorter sides of the tank.

### b. Local Application—Overhead

When overhead nozzles are to be used for local application, for proper distribution of the dry chemical, locate nozzles one-quarter of the distance from each end of the hazard centered on the short dimension. For flammable liquid hazards the nozzle is to be located between 8 and 10 feet from the flammable liquid level. Between 4 and 6 elbows, including the tee, are required for overhead applications.

### c. Total Flooding Application

Locate extinguisher outside of enclosure to be protected. Locate the nozzles as high as possible on the long center of the enclosure to be protected, and approximately one-quarter of the way in from each end of the enclosure, but with the nozzles no more than 7½ feet apart. Both nozzles should be installed so they are pointing downward.

**INSPECTION AND TEST**: The Ansul Model PS-30 Dry Chemical Piped Fire Extinguishing System has been tested and approved by the Underwriters' Laboratories, File Ext. 1727 and the Factory Mutual Laboratories, Report 12967.

**RECOMMENDATION**: The Committee on Test recommends the approval of the appliance known as Ansul 30 lb. Dry Chemical Piped Fire Extinguishing System, Model PS-30, for use in New York City for Class B fire protection when installed in accordance with this report and the manufacturer's installation recommendations and provided that each installation shall be satisfactory to the Fire Commissioner and bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 674-58-SA."

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.



# MINUTES

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 758-58-SA

APPLICANT—General Automatic Products Corp., owner—additional models of gas-fired boilers.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

758-58-SA—Amendment to resolution as to additional models of gas fired boilers.

General Automatic Products Corp., Baltimore, Maryland, requested that the resolution adopted March 31, 1959 under Calendar Number 758-58-SA be reopened and amended so as to include additional models of gas fired boilers.

USE: Gas fired hot water boilers for domestic heating.

DESCRIPTION: The requested models known as the LG Series is identical in construction to the approved L Series with the exception that the jacket or casing have rounded instead of square corners and the firing rates have been increased from 18,000 to 21,000 B.T.U. per burner. The LG Series have been approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 31, 1959 under Calendar Number 758-58-SA be reopened and amended so as to include the following: General Automatic Gas Fired Hot Water Domestic Heating Boilers, Models LG-4, LG-5, LG-6, LG-7, LG-8, LG-9 and LG-10, on condition that the requirements of the resolution adopted March 31, 1959 under Calendar Number 758-58-SA are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 171-60-SM

APPLICANT—Alpha Plastics Inc., Livingston, New Jersey, owner.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

171-60-SM—Alpha Plastics Inc., Livingston, New Jersey, for approval of the material known as Alpha 101 Unplasticized Polyvinyl Chloride Plastic Pipe under the provisions of Sections C26-191.0 and C26-1297.0 Administrative Building Code.

USE: Plastic pipe for use with plastic fittings in acid and chemical drain systems.

DESCRIPTION: The Alpha 101 plastic pipe is made of unplasticized polyvinyl chloride resin containing suitable pigments and stabilizers but with no added copolymers or plasticizers. The pipe is formed by an extrusion process

and is made in nominal pipe sizes of  $\frac{1}{4}$ ",  $\frac{3}{8}$ ",  $\frac{1}{2}$ ",  $\frac{3}{4}$ ", 1",  $1\frac{1}{4}$ ",  $1\frac{1}{2}$ ", 2",  $2\frac{1}{2}$ ", 3", 4" and 6". Wall thickness is equal to that of either schedule 40 or schedule 80 steel pipe, which corresponds to the thickness of standard weight pipe or extra strong pipe respectively.

The pipe is to be used with approved unplasticized polyvinyl chloride fittings of the same wall thickness. Joints will be cemented with Alpha PVC Solvent Cement approved under 568-58-SM or other approved cement.

Long pipe lines exposed to temperature changes are to be assembled with direction changes, bends or offsets to allow for thermal expansion and contraction. Risers are to be securely supported at the top and bottom at each floor and horizontal lines are to be securely supported approximately every 6 feet, preferably near fittings or with additional support at fittings but in such a manner as to permit longitudinal movement in the piping.

Drain systems are to be tested for tightness after assembly.

The plastic pipe is marked with the manufacturer's trade name, nominal size and schedule.

Polyvinyl chloride resin is classed as corrosion resistant to most acids and chemicals and self extinguishing when exposed to flame.

INSPECTION AND TEST: Details of the data submitted by the applicant were examined by Ass't. Engr. G. F. Sklenarik.

Physical properties of this polyvinyl chloride resin are:

Tensile strength normal impact grade  
7000 psi ASTM D 638-49T

Flexural strength normal impact grade  
14500 psi ASTM D 790-49T

Thermal Expansion normal impact grade  
.00005"/°C ASTM D 696-44T

RECOMMENDATION: On the basis of the data submitted by the applicant, the Committee on Test recommends the approval of the material known as Alpha 101 Unplasticized Polyvinyl Chloride Plastic Pipe and cement for voluntary use in New York City in drain systems  $1\frac{1}{2}$ " or larger for diluted acids and soluble chemical wastes in accordance with this report and the provisions of Section C26-1265.0 through Section C26-1267.0 and Section C26-1297.0 Administrative Building Code, on condition that all cartons in which the material is to be marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 171-60-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 261-60-SM

APPLICANT—The Marine Works, Incorporated, owner.

## APPEARANCES—

For Applicant: M. Byman.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

261-60-SM—The Marine Works Inc., New York City, filed for approval of the material known as Marine Works Inc. Grease Filter under the provisions of Section C26-712.o.e



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Administrative Building Code and Section C19-165.3 Administrative Code.

USE: Filters to prevent excessive grease accumulation in kitchen range exhaust systems.

DESCRIPTION: The filters are constructed of 18 gauge galvanized iron with the interior having ten layers of criss-crossed corrugated wire mesh and five layers of fine bronze mesh. The holding frames are constructed of 18 gauge galvanized iron.

The filters are manufactured in the following sizes:

20" x 20" x 2"; 15" x 15" x 2" and 13" x 13" x 2".

INSPECTION AND TEST: Details of construction were examined by Assistant Engineer John A. Darts.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Marine Works Inc. Grease Filter of a size as herein described for use in New York City when installed in accordance with the requirements of Sections C26-712.0.e and C19-165.3 Administrative Building Code and provided further that each filter bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 261-60-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 458-60-SM

APPLICANT—The Chomes Company, Incorporated, owner.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

458-60-SM—Chomes Co., Inc., Boston, Mass., filed for approval of the material known as Chomes Cornice Temper Zinc Alloy Sheet Metal under the provisions of Section C26-191.0 Administrative Building Code.

USE: Zinc flashing material.

DESCRIPTION: The 99.9% zinc purity flashing material ranges in thickness from .020" to .064" and weights from .75 lbs. per sq. ft. to 2.4 lbs per sq. ft. depending on the thickness. The composition consists of 97% Zinc and 3% of Chromium, Copper and Cadmium.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Chomes Cornice Temper Zinc Alloy Sheet Metal for voluntary use as a flashing material under the provisions of Section C26-191.0 Administrative Building Code, on condition that each wrapper or carton in which the material is marketed shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 458-60-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 532-60-SM

APPLICANT—Universal Atlas Cement Division, United States Steel Corporation, owner.

APPEARANCES—

For Applicant: Boothe B. Blakeman.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

532-60-SM—Universal Atlas Cement Division United States Steel Corp., New York, filed for approval of the material known as Atlas High-Early Duraplastic Cement, Type III A, under Section C26-312.0.c.2 of the Administrative Building Code and the Rules of the Board adopted under Calendar Number 64-55-SR.

USE: A portland cement for use in structural concrete.

DESCRIPTION: The cement is made in a dry process plant at Hudson from limestone and shale as the raw materials. The limestone and shale are fed to the grinding mills. This mixture is ground and then fed to the kilns. The resulting clinker is then proportioned with gypsum and a vinsol resin air entraining agent and is then fed to the grinding mills and the finished product is then conveyed to storage silos from which it is either bagged or shipped in bulk.

INSPECTION AND TEST: Samples of the cement were tested by the Haller Testing Laboratories and successfully met the A.S.T.M. requirements for a Type III A cement. The report is on file with and is part of the record. The plants were previously inspected.

RECOMMENDATION: On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Atlas High Early Duraplastic Cement, Type III A, as manufactured at the applicant's dry process plants located at Hudson, New York, and the wet process located at Northampton, Pa., as meeting the requirements of Section C26-312.0.c.2 Administrative Building Code and the Rules of the Board, on condition that the type of cement shall be legibly marked and that each bag or container shall also be marked "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 532-60-SM" and when the cement is shipped in bulk for use in New York City, the bill of lading shall be similarly marked.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 579-60-SM

APPLICANT—Harry A. Yarish, agent for Architectural Porcelain Fabricators, Incorporated, owner.

APPEARANCES—For Applicant: Harry A. Yarish.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

579-60-SM—H. A. Yarish for Architectural Porcelain Fab-



# MINUTES

ricators, Inc., New York, filed for approval of the material known as Arpor Panel under the provisions of the Veneering Rules of the Board.

USE: An exterior veneering panel.

DESCRIPTION: The material is made of high vitreous porcelain enamel fused at high temperature on to 16 gauge steel.

The panel may be used as a single sheet or may be used as the exterior face of a pan type panel. The pan type panel is insulated with an incombustible type of insulation.

INSPECTION AND TEST: A sample of the panel was examined by Ass't. Engr. J. A. Darts. The panel is also rated as incombustible under the provisions of Section C26-88.0 Administrative Building Code.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Arpor Panel for voluntary use in New York City as an incombustible exterior veneer, as having met the requirements of Section C26-88.0 Administrative Building Code, on condition that all installations comply with the requirements of the Veneering Rules of the Board and further that all cartons in which the material is marketed shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 579-60-SM."

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 616-60-SM

APPLICANT—National Gypsum Company, owner; J. K. Hovind, agent.

### APPEARANCES—

For Applicant: Donald K. Busch.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

616-60-SM—J. K. Hovind for National Gypsum Company, Buffalo, N. Y., filed an application for approval of the material known as Gold Bond Fire-Shield Acoustical Tile for use in New York City under the provisions of Sections C26-88.0, C26-191.0, C26-239.0, C26-240.0, C26-461.0, C26-575.0, C26-609.0 and C26-615.0 Administrative Building Code.

USE: Fireproofing and incombustible acoustical tile and panels.

DESCRIPTION: Gold Bond Fire-Shield Acoustical Tile is a substantially rigid incombustible product made of mineral wool, clay and binders. The product is supplied in thicknesses of  $\frac{5}{8}$ " and  $\frac{3}{4}$ " both 12" x 12" in size with interlocking edges for use on metal suspension systems. The tile surface is factory coated with a non-flammable paint and is perforated in various patterns or is fissured. Gold Bond T-Panels are uncoated boards, supplied  $\frac{3}{4}$ " x 25" x 50" (other sizes also available), composed of the same materials as Fire-Shield Tile, and are used to make fire protective boxes above light troffers, etc., which may be placed in the ceiling.

INSPECTION AND TEST: Two floor-ceiling fire resistive tests were conducted at Underwriters' Laboratories, Chicago, Illinois, in accordance with the requirements of ASTM E119 and the Administrative Building Code. In the construction tested under U. L. R4337-1, the floor consisted of

2" sand-gravel concrete on  $\frac{3}{8}$ " rib metal lath (previously approved under Calendar Number 342-39-SM) over steel joists spaced 24" o.c.  $\frac{3}{4}$ " Gold Bond Fire-Shield Tile suspended by ("Z" System) Gold Bond "J" Suspension System (previously approved under Cal. No. 754-52-SM) attached to the lower chords of the steel joists with Gold Bond Bar Joist Clips. The construction reached the average limiting temperature on the unexposed surface at 2 hours and 12 minutes. Underwriters' Report R4337-1 of the construction and test is on file with and part of the record.

The construction tested under U. L. R4337-2 included  $2\frac{1}{2}$ " sand-gravel concrete over cellular steel floor units (Inland Steel, H. H. Robertson) supported within the furnace by a 10 WF 29 steel beam.  $1\frac{1}{2}$ " c.r. steel channels were suspended from the floor units with 12 ga. steel wire. Six 2' x 4' light troffers were suspended by the  $1\frac{1}{2}$ " channels. Two air diffusers were also included as part of the ceiling structure. Gold Bond  $\frac{3}{4}$ " Fire-Shield Tile was erected, using Gold Bond "J" Suspension System ("Z" Channels) attached to the  $1\frac{1}{2}$ " channels with Gold Bond "J" Clips. The Fire-Shield Tile ceiling was suspended  $7\frac{1}{4}$ " below the steel beam and was the only protection provided for the steel beam. Fire protective boxes were installed above the light troffers, made of Gold Bond T-Panels. The floor construction reached the average limiting temperature on the unexposed surface at 3 hours and 32 minutes. The steel beam exceeded the requirements for a 5 hour fire resistive rating as specified under Section C26-609.0 and as revised on September 16, 1960. Underwriters' Report R4337-2 of the construction and test is on file with and part of the record.

Tests in accordance with Federal Specification SS-A-118b showed the products to be Class A-incombustible. Copies of the Armour Research Foundation reports have been filed with and are part of the record.

RECOMMENDATION: On the basis of the tests and data filed by the applicant, the Committee on Test recommends the approval of the material known as  $\frac{5}{8}$ " and  $\frac{3}{4}$ " Gold Bond Fire-Shield Acoustical Tile for voluntary use in all classes of construction as incombustible interior finish and the approval of  $\frac{3}{4}$ " Fire-Shield Tile ceilings for fireproofing of cellular steel floors and roofs with  $2\frac{1}{2}$ " concrete fill above as hereinbefore described as a three hour fire resistive floor or roof and ceiling and five hours fire protection for steel beams for use in all classes of construction; with ceilings that may include air ducts (duct openings not over 150 square inches per each 100 square foot of ceiling area) and light fixtures, protected above with Gold Bond T-Panels as hereinbefore described (light fixture area not to exceed 25 square feet per 100 square feet of ceiling area).

It is further recommended that  $\frac{3}{4}$ " Gold Bond Fire-Shield Tile be approved for fireproofing of concrete floors and roofs as hereinbefore described or a 2" thick poured-in-place reinforced gypsum concrete roof (previously approved under Calendar Number 126-51-SM) as provided under Section C26-575.0 shall be rated as a two hour fire resistive floor or roof and ceiling for use in all classes of construction except Class 1, on condition that all cartons in which the materials are marketed shall be tagged, stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 616-60-SM". The Committee further recommends that all plans submitted to the Department of Buildings showing the proposed use of the products as fireproofing shall be similarly marked.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.



# MINUTES

## 727-60-SA

APPLICANT—Electronics Corporation of America, owner.  
APPEARANCES—

For Applicant: Dudley Winn.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

727-60-SA—Electronics Corporation of America, New York, N. Y., filed for approval the appliance known as Model P3S Smoke Detector consisting of Model 1003E Type A28E Detector and Model 1002 Type L30R Light Source for use in New York City under the provisions of Sections C-26-259.0, C26-661.0 and C26-664.1 Administrative Building Code. USE: A smoke detecting device to be installed in air duct systems.

DESCRIPTION: The P3S Smoke Detector is made of two separate assemblies of electronic components placed in metal housings which are designed for mounting on opposite sides of an air duct. One assembly comprises the phototube detector and the other the light source. The operating range between detector and light source is 5 to 30 feet.

The Model A28E Detector is made up with an RCA 25L6 tube, an RCA 6J7 tube, and RCA 1P40 phototube, two capacitors, six resistors and a potentiometer.

The Model L30R Light Source consists of a 32C.P. 6-8 volt prefocused tungsol lamp, a rheostat and a constant voltage transformer.

In installing this equipment, the light beam is focused on the photocell and any interference with the beam such as the passage of excess smoke can be made to actuate a relay which in turn can be made to shut down blower fans and activate visual and audible alarms through a property wired circuit. The photocell unit is adjusted to operate on a 30% light cut-off.

INSPECTION AND TEST: This equipment was installed at Canada House, New York, by the Acme Fire Alarm Co. Tests were conducted in the presence of Ass't. Engr. G. F. Sklenarik and a Fire Department representative. The device functioned satisfactorily.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Electronics Corporation of America P3S Smoke Detector consisting of Model 1003E Type A28E Detector and Model 1002 Type L30R Light Source for use in New York City as component parts of a smoke detecting system in accordance with this report, the provisions of Sections C26-259.0, C26-661.0 and C26-664.1 Administrative Code and the Rules of the Department of Buildings Relating to the Installation of Ventilating and Air Conditioning Systems as filed with the City Clerk, June 1, 1959, provided that each detector unit shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 727-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 700-56-SM

APPLICANT—George C. Kellogg, for Plasteel Products Corp., owner.

SUBJECT—Application October 1, 1956—Plasteel Insulated Metal Wall Panels, approval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

## 737-56-SM

APPLICANT—George C. Kellogg, for Plasteel Products Corp., owner.

SUBJECT—Application October 1, 1956—Plasteel Products Corp., Steel Roof Deck, approval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 895-56-SM

APPLICANT—O. W. Dobson, for Beacon Brass Co., owner.

SUBJECT—Application December 12, 1956—Beacon Brass Co., Syphon Breaker, Model 555, approval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 679-57-SM

APPLICANT—Gladding, McBean and Co., owner (Tile Distributors, Inc., Agent).

SUBJECT—Application September 9, 1957—Hermosa Glazed Floor and Wall Tile (building construction, wash rooms, floors and walls), approval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 759-57-SA

APPLICANT—Fred Hebel Corporation, owner (W. Strauss, Dor Sales Co., Agent).

SUBJECT—Application October 11, 1957—Field Kitchen Hot Food Vendor, Model 6200, approval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

## 794-57-SA

APPLICANT—ADT Company, Inc., owner.

SUBJECT—Application October 17, 1957—ADT Co., Inc., Thermostat, Model B3610, approval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0



# MINUTES

## 815-57-SA

APPLICANT—The Vendo Company, owner.  
SUBJECT—Application October 16, 1957—Vendo Ice Cream Bar or Novelty Vending Machine, Model DC, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0

## 816-57-SA

APPLICANT—The Vendo Company, owner.  
SUBJECT—Application October 16, 1957—Vendo Automatic Vending Machine, Models DS, DM, DMA and DMB, (for vending milk in cartons), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 858-57-SM

APPLICANT—Scher Brothers, owner.  
SUBJECT—Application November 20, 1957—Pyropel S, for flameproofing textile, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0

## 483-60-SA

APPLICANT—Dixie Products, Incorporated, owner; Eli A. Finn, agent.  
SUBJECT—Application June 27, 1960—Dixie Gas Range Models 10F, 16F, 340, 240, 4530, 4610 and 4710, Series, approval of.

APPEARANCES—

For Applicant: E. A. Finn.

ACTION OF BOARD—Laid over to December 20, 1960, at 2 P.M., for decision; applicant to confer with engineer.

THE VOTE TO APPROVE:

Affirmative: Chairman Foley and Commissioner Becker 2  
Negative: Vice Chairman Kleinert and Commissioner Fox ..... 2

## 401-58-SM

APPLICANT—Maurice J. Schulkind for Beaver-Advance Corp., owner.  
SUBJECT—Advance Hoisting Tower, Model 3000-A, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over for further study and decision; date to be set.

## 227-60-A

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 38-42 Renwick Street Realty Corporation, owner; United Paste and Glue Corporation, lessee.

SUBJECT—Application March 18, 1960—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—40-42 Renwick Street, east side, 75 feet south of Spring Street, Block 594, Lot 72, Borough of Manhattan.

APPEARANCES—

For Applicant: John J. Lynch.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 14, 1960 on Alt. Applic. 1515-59, reads:

"1) Proposed 2nd means of egress contrary to 2.4.1.4.9 BC.

2) Proposed 2nd means of egress contrary to #271 and #268 labor law."

and

WHEREAS, the applicant states that the building is 50 feet by 59 feet 4 inches in area, 8 stories, 90 feet high, of class 1 construction, located in unrestricted use, A area, class 2 height district, built in 1892, now used and occupied since 1892 as follows: cellar—boiler room and storage; 1st floor—shipping and receiving room, 3 persons; 2nd floor—manufacturing and washing, 3 persons; 3rd floor—½ office and ½ storage, 5 persons; 4th floor—drum sealing and storage, 5 persons; 5th floor—laboratory and manufacturing, 10 persons; 6th floor—storage, 2 persons; 7th floor—storage and manufacturing, 4 persons; 8th floor—storage; without a certificate of occupancy; that the proposed use and occupancy will be the same; that is manufacturing, processing and shipping of paste and glue; and

WHEREAS, the applicant states that the building is serviced by an approved sprinkler system throughout, as well as an approved standpipe system; that in addition, there is an approved fire alarm system; that the exits consist of an interior stairway and 2 fire escapes; that the interior stairway, which leads to the street and has a ladder and scuttle to the roof of the building, is constructed of steel with a clear width of 3 feet and is enclosed in brick and tile block, with self-closing and fireproof stair doors; that the 2 fire escapes are located at the front of the building with an extension to the roof by ladder and to the street by counter balance ladder; that the windows opening along the course of the fire escapes are fireproof; that a service elevator, adjacent to the street wall of the building, provides an additional means of escape from the upper floors; that the proposal is to replace the fire escape at the southerly frontage of the building with a steel stairway which would be enclosed in wire mesh and provide unobstructed fireproof self-closing exit doors opening out on all floors; that the stairway, which would have a counter balance stair to the street, will have 7 foot ¾ inch maximum risers and 10 inch treads; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 1515-59, Objection No. 1 and 2 and that the appeal be and it hereby is *granted, on condition* that the building shall conform with drawings filed with this appeal dated June 24, 1960, 2 sheets and December 6, 1960, 1 sheet, with the following exceptions and conditions: that the elevator doors shall be made to fit the openings and shall be self-closing; that the stair doors shall be made self-closing; that the first floor wood partitions shall be removed; that the doors on the ground floor on the front of the building are to be rehung to swing out and made openable; that the entire building shall be sprinklered and a fire alarm and standpipe system shall be maintained; that the plate covering the opening in the sidewalk at the engineer's ladder shall be made into a counter balanced door; that the revised drawings showing these conditions shall be approved by this Board before being submitted to the Building Department; that all laws, rules and regulations applicable shall be complied with; and that a Certificate of Occupancy shall be obtained.



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254-60-A

APPLICANT—Ultra Products, Incorporated, owner.  
SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Fire Commissioner—re Packaging, storage, transportation of inflammable mixture known as HB Watch cleaning solution in one gallon glass containers, in New York City, capacity of glass containers not in accordance with Administrative Code specification; previously granted on condition.

## APPEARANCES—

For Applicant: Herman Bernstein.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 3

Negative ..... 0

Absent: Chairman Foley..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 18, 1960, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 18, 1960 only in so far as it refers to the *packaging* and the *rating* of the HB Watch Cleaning Solution as an "inflammable" at 81° F., permitting the packaging of the HB Watch Cleaning Solution in the same one gallon and one quart containers, as specified in the original resolution, now to have a 104° F. flashpoint which make it a "combustible," the one gallon and one quart containers are to be packaged in cartons as provided in the original resolution, and in all other respects the provisions of the original resolution of October 18, 1960 shall be complied with. (Fire Dept. folder 122-2855—decision of 11/23/60)

273-60-A

APPLICANT—Angelo Costantino for Charles Giorlando, owner.

SUBJECT—Application April 5, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 177, subdivision 3 of the Multiple Dwelling Law—re rear yard.

PREMISES AFFECTED—1358-1360 Clove Road, west side, and 9 Cayuga Avenue, east side, 84.10 feet south of Schoharie Street, Block 655, Lot 9, West Brighton, Borough of Richmond.

## APPEARANCES—

For Applicant: Angelo Costantino.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Vice Chairman Kleinert, Commissioner Fox, and Commissioner Becker ..... 3

Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 8, 1960 Alt. Applic. 152-57, reads:

"1. 30' rear yard required sec. 177 subd. 3 Multiple Dwelling Law."

and

WHEREAS, the applicant states that the building is 28.06 by 66.2 feet in area, 2 stories, 23 feet high, of class 3 construction, located in residence use, D area, class 1 height district, built in 1937, now used and occupied since 1952: basement—vacant; 1st floor—8 persons; 2nd floor—3 families, 7 persons (1358-1360 Clove Road); basement—1 family, 2 persons; 1st floor—2 families, 5 persons; 2nd floor—1 family, 6 persons (9 Cayuga Avenue); that the proposed use and occupancy will be: basement—2 families, 4 persons; 1st floor—2 families, 8 persons; 2nd floor—2 families, 7 persons (1358-1360 Clove Road); that there will be no change at 9 Cayuga Avenue; and

WHEREAS, the applicant states that the site is developed with two buildings, both occupied as Multiple Dwellings; that the building under appeal faces Clove Road and is subdivided by masonry party walls into 3 units with separate certificate of occupancy's for each unit, occupied as follows:

Unit #1—Certificate of Occupancy #1329 issued May 12, 1939: Cellar—ordinary; 1st floor—1 family (living room, kitchen, bedroom and bath); 2nd floor—1 family (living room, kitchen, bedroom and bath); attic—household storage;

Unit #2—Certificate of Occupancy #1330 issued May 12, 1939: Cellar—ordinary; 1st floor—1 family (living room, bedroom, kitchen and bath); 2nd floor—1 family (living room, bedroom, kitchen and bath); attic—household storage; and

Unit #3—Certificate of Occupancy #1503 issued September 6, 1939: Cellar—storage and heater; 1st floor—2 stores; 2nd floor—1 family (living room, kitchen, 3 bedrooms and bath);

that it is proposed to install an additional apartment on the cellar level of units #1 and #2; that the cellar is approximately at the yard level; that there is a distance of 10 feet 7 inches between the rear of the subject building and a dwelling fronting on Cayuga Avenue on the rear of the same lot; that there will be no extension of the building and therefore, there can be no diminution of the existing yard of other open spaces; that the rooms in the basement will not depend on the yard for light and air as there are existing windows opening on lawful sideyards at north and south; that the area of the existing rear yard exceeds the requirement for an inner court which is but 3 feet 9 inches by 8 feet; that the rear premises known as 9 Cayuga Avenue, a 4 family, heretofore converted dwelling, will comply with Section 172 of the Multiple Dwelling Law; that an outer court in excess of 3 feet to the south of said premises now exists and which alone or with any open space at the rear of the dwelling equals the required area of a yard; that thus, a yard for 9 Cayuga Avenue is not needed; that the dwellings on the lot were erected prior to the enactment of Section IV of the Zoning Resolution which permits but one principal building with accessory building on one lot; that adequate light and air are now present for the 2 buildings; that the plot is situated in an outlying section of the city, high above sea level; that neither plot or block ventilation will be affected by the granting of the pending appeal as the bulk or volume of buildings will not be increased; that the proposed use will afford good housing accommodations and will not lower housing standards.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 152-57, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

479-60-A

APPLICANT—Aaron Halpern for The New Covenant Church of Christ, owner.

SUBJECT—Application June 24, 1960—Appeal from a decision of the Borough Superintendent—re area and height, frame building.

PREMISES AFFECTED—133-15 120th Avenue, northwest corner of 134th Street, Block 11697, Lot 31, South Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Aaron Halpern.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1960 on Alt. Applic. 879-60, reads:

"1—Area and Height of Bldg. exceeds limits as per Sec. 4.2.1, Ad. Code.



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2—Proposed change of use from Club House to Church, office, and Sunday School in a frame bldg., is contrary to Sec. 4.1.2, Ad. Code.”

and

WHEREAS, the applicant states that the building is 37 feet by 68 feet in area, 1 story and basement, 28 feet high, of class 4 construction, located in residence use, D area, class 1 height district, built in 1924, now used and occupied since 1959 as follows: basement—Sunday school, kitchen, office and boiler room, 50 persons; 1st floor—church, 100 persons; contrary to Certificate of Occupancy #14544 issued November 28, 1924 against N.B. Applic. 10155/24 for a Club House; and

WHEREAS, the applicant states that the original occupancy was by a Democratic Club; that the 1st floor and basement areas had been rented for various club uses and catering for weddings, etc.; that in May of 1959, the directors of the Church of Christ rented the 1st floor portion of the building to be used for church services; that the basement was still being occupied as a club house and catering; that in January 1960 title was taken by the church directors because they had to expand their services due to the increase of parishioners; that since they have been renting up till the time they took title they have and still are renovating and remodeling to give the church an esthetic value for the neighborhood; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 21, 1960, acting on Alt. Applic. 879-60, Objections No. 1 & 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall conform to drawings filed with this appeal, dated June 24, 1960, 2 sheets, and December 6, 1960, 1 sheet; that both stairs at the front of the building shall be enclosed with one-hour partitions and shall empty directly into the vestibule; that the kitchen and storage room in the basement shall be separated from the Sunday School by a one-hour partition with a self-closing door to the kitchen and with no door to the storage room; that the door from the kitchen to the exterior shall be made to swing out; that the entire basement ceiling shall be made a one-hour ceiling; that all laws, rules and regulations applicable shall be complied with; that applicant shall submit revised plans to the Board for approval before they are filed with the Building Department; and that a Certificate of Occupancy shall be obtained.

## 503-60-A

APPLICANT—James Pasta for Queens Windsor Park Corporation, owner.

SUBJECT—Application July 1, 1960—Appeal from orders of the Fire Commissioner re—fitness of oil burners.

PREMISES AFFECTED—73-03 and 73-11, 73-51 and 73-63 Bell Boulevard, southeast corner 73rd Avenue, Block 7738, Lot 1; 73-50 and 73-62 Bell Boulevard southwest corner 73rd Avenue, Block 7732, Lot 2; 75-08 and 75-20 Bell Boulevard, southwest corner 75th Avenue, 75-40 and 75-50 Bell Boulevard, southwest corner 75th Avenue, Block 7748, Lot 500; 211-02 and 211-06 75th Avenue southeast corner 210th Street, Block 7748, Lot 400; 213-02 and 213-06, 212-04 and 212-08 75th Avenue, southwest corner Bell Boulevard, Block 7748, Lot 500; 212-03 and 212-07, 211-01 and 211-05 75th Avenue, northeast corner 210th Street, Block 7732, Lot 150; 213-01 and 213-07 75th Avenue, southeast corner Bell Boulevard, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street southeast corner 75th Avenue, Block 7748, Lot 400; 211-02 and 211-10, 212-04 and 212-12, 213-02 and 213-08 73rd Avenue, southeast corner 210th Street, Block 7732, Lot 2; 75-05 and 75-15, 75-25 and 75-35 210th Street southeast corner 75th Avenue, Block 7748, Lot 400; 73-11 and 73-23 210th Street southeast corner 73rd Avenue, Block 7732, Lot 2; 73-45 and 73-55 210th Street northeast corner 75th Avenue, Block 7732, Lot 150, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: John J. Fitzsimons.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 2, 1960 on A358219 to A358227 inclusive, reads:

“1. Have person supervising fuel oil burning apparatus obtain Certificate of Fitness.”

and

WHEREAS, the applicant states that the premises consist of 18 Class 4 Multiple Dwellings, 6 stories high, of class 3 construction, built in 1951 and occupied in accordance with valid certificates of occupancy, all located in residence use, D area, Class 1 height district; that these buildings (18) have been paired off in twos and there is one certified person for each two buildings, such person living in one of the two paired-off buildings; that the arrangements made for supervision of all buildings by this total of nine supervisory persons is adequate and a satisfactory substitute for the Fire Department requirements; and

WHEREAS, the applicant has submitted work time schedule and revised drawing.

Resolved, that the decision of the Fire Commissioner dated June 2, 1960, acting on A358219 to A358227 inclusive, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the layout of the buildings shall conform with drawings filed with this appeal dated July 1, 1960, 1 sheet; that the work time schedule submitted with the above mentioned drawings shall be followed in all respects; and that all laws, rules and regulations applicable shall be complied with.

## 541-60-A

APPLICANT—E. Richard Crino for Danny Dow, owner.  
SUBJECT—Application July 15, 1960—Appeal from a decision of the Borough Superintendent—re Frame building, conversion to store.

PREMISES AFFECTED—2462 Williamsbridge Road, east side, 176.59 feet south of Mace Avenue, Block 4449, Lot 72, Borough of The Bronx.

## APPEARANCES—

For Applicant: Danny Dow.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 30, 1960 on Alt. Applic. 240/60, reads:

“C1—The proposed conversion of a dwelling portion of a frame building to a store for commercial purposes is contrary to Sec. 4.2.1 B.C.”

and

WHEREAS, the applicant states that the building is 19 feet 8 inches by 41 feet in area, 2 stories and basement, 28 feet high, of class 4 construction, located in local retail use, D area, class 1 height district, built in 1925, now used and occupied since May 6, 1954: basement—one family, 2 persons; 1st floor—1 family, 4 persons; 2nd floor—1 family, 4 persons; that the proposed use and occupancy will be: basement—store, 1 person; 1st floor—one family, 4 persons; 2nd floor, one family, 4 persons; and

WHEREAS, the applicant states that it is proposed to convert the present heretofore converted dwelling of 3 families into a two family and store; that the owner who is the occupant of the apartment on the 2nd floor, purchased this building with the intention of establishing a retail business for himself within the building; that the owner purchased the building in July 1954 and has been waiting for the tenant who occupies the basement apartment to move; that the tenant will vacate the apartment before September 1960; that



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the change in occupancy will conform with the neighborhood, which has retail stores on the same street; that moreover the proposed building will be removed from the multiple dwelling class, decreasing human occupancy; that the building although of class 4 construction is brick veneer on all sides; that this building is equipped with a fire escape at the rear of the 2nd floor and a rear stair from the 1st floor affording a second means of egress from each apartment; that these safety exits will be maintained; that the proposed store will be used as a hand laundry and no washing of clothings will be done on the premises; that the owner of the building who occupies the 2nd floor apartment will be the tenant for the store; that entire basement envelope will be fire retarded with one hour rating materials; that is, wire lath and cement plaster to be placed on all ceilings and also on partitions adjacent to the public hall; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 30, 1960, acting on Alt. Applic. 240-60 Objection No. C1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall conform to drawings filed with this appeal, dated October 4, 1960, 3 sheets, that all laws, rules and regulations applicable shall be complied with; and that a new Certificate of Occupancy shall be obtained.

## 608-60-A

APPLICANT—Charles M. Spindler for Estate of Morris Greditor, owner.

SUBJECT—Application August 11, 1960—Appeal from a decision of the Borough Superintendent—re Fire Escape.

PREMISES AFFECTED—149 Spring Street, north side, 75 feet west of Wooster Street, Block 501, Lot 35, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Vice Chairman Kleinert, Commissioner Fox

and Commissioner Becker ..... 3

Not Voting: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 28, 1960 on Alt. Applic. 393-60, reads:

"1—Fire escape on factory bldg. over 6 stories in height is contrary to Sec. 271 L.L."

and

WHEREAS, the applicant states that the building is 25 feet by 100 feet in area, 8 stories, 90 feet high, of class 3 construction, located in unrestricted use, B area, class 2 height district, built in 1896, now used and occupied since 1896: cellar—storage (hardware); 1st floor—store (hardware), 7 persons; 2nd floor—factory, 6 persons; 3rd floor—factory, 2 persons; 4th floor—factory, 2 persons; 5th floor—factory, 3 persons; 6th floor—factory (storage), 2 persons; 7th & 8th floors—factory, 10 persons each floor; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that in 1915, Alt. Applic. 1100-15 was approved for the erection of fire escapes on the front and on the rear of the building; that there is a 3 foot wide fireproof stair enclosed with 4 inch T.C. block plastered on both sides; that all exit doors are fireproof self-closing; that the building is equipped with a standpipe system and an interior alarm; that it is proposed to install a sprinkler system throughout the building; that in view of the limited 25 foot width of the building which makes it impractical to install an additional stairway at the street front, and in view of the limited occupancy of the building; that the present fire protection of a standpipe and an interior alarm, also the proposal to install a sprinkler throughout the building it is respectfully requested that the Board accept the present exits; and

WHEREAS, the premises and surrounding area were in-

spected by a committee of the Board and the committee recommended that the appeal should not be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 393-60, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 646-60-A

APPLICANT—Charles N. Whinston for 673 Madison Realty Corporation, owner.

SUBJECT—Application August 31, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 171 (2a) of the Multiple Dwelling Law re—

increase in height.

PREMISES AFFECTED—673 Madison Avenue, north-east corner of East 61st Street, Block 1376, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles N. Whinston.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 2, 1960 on Alt. Applic. 1126-60, reads:

"1. Contrary to Sect. 171 (aa) M.D.L. to increase the height or number of stories in a converted dwelling."

and

WHEREAS, the applicant states that it is proposed to extend the area of the existing mezzanine floor to the full area of the building so that the height of the stores below would be 10 feet 4 inches and the height of the office floor above would be 9 feet 4 inches; that the present height of the store floor is 21 feet 2 inches clear which is entirely too high for ordinary or practical store use; that the height of the building will not be increased nor will the bulk be increased; that the intermediate floor created will be used for business and the area used for residence will not be increased; that the business use of this intermediate floor is permitted by the Zoning Laws; that Section 171, 2a prohibits the increase in cubage or number of stories of a non-fireproof multiple dwelling; that the number of stories is not being increased although the area of the mezzanine floor is being increased; that Section 141 of the Multiple Dwelling Law permits non-fireproof multiple dwellings up to 75 feet in height or 6 stories; that Section 171 permits the conversion of buildings to multiple dwellings if not over 6 stories high; that the drawing of proposed conditions indicate cellar, 1st and 2nd floor ceilings will be of 1 hour construction; that the stair is 3 feet wide wood, enclosed in fire retarded partitions, with a sprinkler system in stairhalls.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1126-60, Objection No. One be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit a variation of Section 171 (aa) of the Multiple Dwelling Law permitting a technical increase in the "height" of the building, and the number of stories by the insertion of a second floor between the present first and present second floors of the existing building, by the extension of the existing mezzanine to cover the entire area of the building between the exterior walls, as shown on the plans filed, marked Received October 5, 1960, 10 sheets, *on condition* that in all other respects the building should comply with all laws, rules and regulations applicable; and that a new Certificate of Occupancy shall be obtained.

## 673-60-A

APPLICANT—Paul Friedman for Harry Winston, owner; Harry Winston Incorporated, lessee.

SUBJECT—Application September 16, 1960—Appeal from



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a decision of the Borough Superintendent—re egress and exterior windows within 25 feet of non-fireproof building. PREMISES AFFECTED—718 5th Avenue, southwest corner of West 56th Street, Block 1271, Lot 41, Borough of Manhattan.

## APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 9, 1960 on Alt. Applic. 462-59, reads:

"1—Secondary means of egress fails to comply with #270 Labor Law in that width of stairway is required to be 44" and treads 10" min. and does not lead direct to street. (Stair extends from 3rd floor down to cellar level and connects to existing stair at cellar level and then goes up within the existing stair enclosure to the first floor level and out to lobby and then to street.)

2—Exterior windows within 25 feet of a non-fireproof building are required to be fire windows. #270 Labor Law."

and

WHEREAS, the applicant states that the building is 27 feet by 100 feet in area, 5 stories and mezzanine, 70 feet high, of class 1 construction, located in restricted retail use, B area, class 1½ height district, now used and occupied since March 23, 1960: cellar—offices and shipping, 18 persons; 1st floor—showroom, 16 persons; mezzanine—offices, 10 persons; 2nd floor—offices, 21 persons; 3rd floor—offices and incidental factory, 20 persons; 4th floor—offices, 16 persons; 5th floor—offices, 19 persons; substantially in accordance with temporary Certificate of Occupancy #52746 issued September 9, 1960 against Alt. Applic. 462-59; that the proposed use and occupancy will be the same, except that the number of occupants on the 3rd floor will be increased to 45; and

WHEREAS, the applicant states only one stair is required for this building; that the second stair was provided for the factory occupants on the 3rd floor; that the 2 stairways are more than adequate for the total population of all floors; that the 2nd stairway, as proposed, will provide egress from the 3rd floor in a number of alternate ways; that the originally proposed egress, which will be continued, is via the cellar where it connects to the 3 foot 8 inch wide stairway which goes to the 1st floor and empties into a lobby that leads directly to West 56th Street; that alternate means of egress are proposed by reversing the swing of the fireproof, self-closing door at the 1st floor level of the 2nd stairway, so as to provide easy and readily visible egress to Fifth Avenue via the showroom and easy and clearly marked egress via a fireproof, self-closing door to West 56th Street via a short lobby passage; it is requested that the existing exterior windows within 25 feet of a non-fireproof building be accepted, especially in view of the following circumstances; that the non-fireproof building to the south and west are two stories and six stories high respectively; that the installation of fire windows would spoil the appearance of the award-winning facade; that the windows front only on major streets and are readily visible from the street and readily accessible to fire-fighting equipment and personnel; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 462-59, Objections No. 1 & 2 and that the appeal be and it hereby is granted, on condition that the work shall conform to drawings filed with this application dated September 16, 1960, 18 sheets; on further condition that factory occupancy shall be limited to the third floor; that the occupancy of the building shall not exceed the capacity of the primary means of egress; and that a new Certificate of Occupancy shall be obtained.

## 512-60-A

APPLICANT—Victor G. Madonia for John Brabenec, owner.

SUBJECT—Application July 7, 1960—Filed pursuant to section 310 of the Multiple Dwelling Law for variation Section 56 subdivision 1, Section 171 subdivision 1 and Section 193 of the Multiple Dwelling Law re—frame dwelling, conversion into multiple dwelling.

PREMISES AFFECTED—34-29 30th Street, east side, 265.22 feet south of 34th Avenue, Block 607, Lot 16, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Victor G. Madonia.

ACTION OF BOARD—Appeal dismissed for lack of jurisdiction.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

## 720-60-A

APPLICANT—Haus and Bresin for Frank McCauley, owner.

SUBJECT—Application September 28, 1960—Appeal from a decision of the Borough Superintendent re—installation gasoline tanks.

PREMISES AFFECTED—740 Atlantic Avenue, southwest corner of Carlton Avenue, Block 1170, Lot 35, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Laid over to January 10, 1961, at 2 P.M. for inspection and decision; applicant to submit a new drawing; hearing closed.

## 611-60-A

APPLICANT—Thomas V. Burke, Borough Supt. Manhattan.

OWNER OF PREMISES—K. & K. Associates, Inc.

SUBJECT—Application August 1, 1960—Revocation of Certificate of Occupancy Number 52,387, Alteration Number 196/59.

PREMISES AFFECTED—136 East Broadway, north side, 210 feet 5 inches east of Pike Street, Block 283, Lot 59, Borough of Manhattan.

## APPEARANCES—

For Applicant: S. A. Johnson, Dept. of Buildings.

For Owner: Lloyd I. Paperne.

ACTION OF BOARD—Laid over to January 17, 1961, at 2 P.M. for hearing at request of objector.

## 351-53-BZ—Vol. III

APPLICANT—Ingram S. Carner for Cornell Iron Works, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 8, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection of a one story building to be occupied for the manufacture and storage of iron products, office, loading space, accessory garage and incidental welding and painting.

PREMISES AFFECTED—36-21 to 36-27 13th Street, east side, 175.14 feet north of 37th Avenue, Block 350, Lots 8, 29 and 30, Long Island City, Borough of Queens.

## APPEARANCES—

For Applicant: Massimo Frances Yezzi.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley ..... 1



# MINUTES

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on December 8, 1959, on certain conditions; and WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 8, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 294/59)

## 625-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Vello-drome Gas Station, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 28, 1959—decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7e and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, office, parking and storage of motor vehicles for a stated term of 15 years.

PREMISES AFFECTED—1043-1059 McDonald Avenue and 101-111 Foster Avenue, northwest corner, Block 5426, Lots 1 and 5, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 28, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 28, 1958, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 2086/56)

## 219-55-BZ

APPLICANT—Leonard F. Rothkrug for Tru-Art Aluminum Grille Company, Inc., owner

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 8, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7a of the Zoning Resolution, permitting in a retail use district, the occupancy of a frame building for a factory use, manufacture of aluminum grille doors.

PREMISES AFFECTED—217-03 Merrick Boulevard, north side, 146 feet west of 218th Street, Block 12956, Lot 36, Springfield, Borough of Queens.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 20, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work last extended on December 8, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 20, 1956, as *amended* through December 8, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 2506/54).

## 559-59-BZ

APPLICANT—Lama, Proskauer and Prober for Kingsdale Gas Station, Inc., owner; Ross E. Brown, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a manufacturing, retail and residence use district an increase in area of the auto repair shop and extend the present uses of the existing gasoline service station to include state auto inspection service and reduce the number of one car garages from 30 to 25 one car garages.

PREMISES AFFECTED—281-291 West 230th Street, north side from Tibbett Avenue to Corlear Avenue (3000-3016 Tibbett Avenue and 3001-3013 Corlear Avenue), Block 3406, Lots 1 and 10, Borough of The Bronx.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 19, 1960, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 19, 1960, only insofar as it refers to the new work and the extension of the existing buildings, so that as *amended* this portion of the resolution shall read:

"that the presently existing buildings shall remain as of the same size as shown on the plan of 'existing conditions,' and that the work shown on the plan of 'proposed conditions' shall be omitted, all as shown on revised drawings dated December 2, 1960, 2 sheets, on condition that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 577/59).

## 560-59-BZ

APPLICANT—Lama, Proskauer and Prober for Blue Bird Petroleum Corp., owner

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7a and 7i of the Zoning Resolution, permitting in a business use district, the removal of part of the present garage and erect and maintain a gasoline service station,



# MINUTES

lubritorium, minor auto repairs, car washing, storage room, office, sales and removal of the present restriction imposed by the Board of Standards and Appeals on curb cuts within 50 feet of the adjoining apartment house. PREMISES AFFECTED—1666-1674 St. Johns Place and 561-569 Ralph Avenue, southeast corner, Block 1473, Lot 9, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 3

Negative: ..... 0

Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 12, 1960, on certain conditions; and

WHEREAS, the resolution was amended on November 15, 1960; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 12, 1960, as *amended* on November 15, 1960, only insofar as it has reference to a ground sign so that as *amended* this portion of the resolution shall read:

"that a ground sign, or brand sign, shall be permitted at the intersection of Ralph Avenue and St. Johns Place, as shown on plan dated November 29, 1960, one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." E.S. App. 668/60.

## 361-37-BZ—Vol. IV

APPLICANT—Burke, Green & Groh for Stuart A. Weiss and Kenneth M. Weiss, owners.

SUBJECT—Application for consideration—reopen, subject to regular procedure, for reconsideration, by Order of the Court—decision of the Borough Superintendent; previously denied, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office, sale of auto accessories, minor repairs with hand tools only and the continuance of the present parking lot which is a conforming use.

PREMISES AFFECTED—91-11 Roosevelt Avenue, north side between 91st and 92nd Streets, Block 1479, Lot 38, Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure, in accordance with the decision of the Court.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley ..... 1

## 950-40-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober for Waldwin Holding Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the conversion of occupancy of the basement and 1st story of a residence building to an undertaking establishment.

PREMISES AFFECTED—7610-7614 4th Avenue, west side, 50 feet south of 76th Street, Block 5950, Lot 47, Borough of Brooklyn.

## APPEARANCES—

For Applicant—Alfred A. Lama.

ACTION OF BOARD—Application reopened and set for hearing on January 24, 1961, at 10 A.M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice, with permission to use all applicable papers and photographs.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley ..... 1

## 323-41-BZ—Vol. II

APPLICANT—Harry A. Yarish for Harry Gleicher, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 11, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—1709-1729 Surf Avenue and 2931-2947 West 19th Street, northeast corner, Block 7061, Lots 27, 31 and 36, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Harry A. Yarish.

ACTION OF BOARD—Application reopened and set for hearing on January 24, 1961, at 10 A.M., to consider extension of term of variance, which expired by limitation on October 11, 1960, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice. Record change of zone: business 1, residence and local retail.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley ..... 1

## 452-41-BZ—Vol. II

APPLICANT—Joshua Brown, for Staten Island Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business use district, the construction of a new accessory building on an existing gasoline service station.

PREMISES AFFECTED—406 Bay Street, northwest corner of Clinton Street, Block 505, Lot 18, Tompkinsville, Borough of Richmond.

## APPEARANCES—

For Applicant: Joshua Brown.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley ..... 1

## 170-43-BZ

APPLICANT—Leonard F. Rothkrug for Jules Epstein, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 1, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district, for a term of years, the maintenance of a business sign on the East 187th Street front of building, said sign projection more than 18 inches beyond building line and not conforming with Zone Resolution.



# MINUTES

**PREMISES AFFECTED**—2402 Ryer Avenue, southeast corner of East 187th Street, Block 3152, part of Lot 11, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

**ACTION OF BOARD**—Application reopened and set for hearing on January 24, 1961, at 10 A.M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## 641-54-BZ—Vol. II

**APPLICANT**—Maxfield Blaubeux for Baned Realty Corp., owner; Great Atlantic and Pacific Tea Company, lessee.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 7h of the Zoning Resolution, permitting in the residence use district portion of a lot located in a residence and business use district, the free parking of employee's and patron's cars as accessory to authorized automobile dealers use, located at 98-09 Jamaica Avenue, for a term of 15 years.

**PREMISES AFFECTED**—98-02 to 98-14 Jamaica Avenue and 87-01 to 87-19 98th Street, southeast corner, Block 9286, Lot 123, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: Heywood Blaubeux.

**ACTION OF BOARD**—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## 433-57-BZ

**APPLICANT**—Frederick A. Ketcher for Estate of Thomas P. Hicks, owner; (George P. Hicks, executor); William Goldstein, lessee.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7h and 7i of the Zoning Resolution, permitting in a business use district, the extension of use of the existing gasoline service station to include motor vehicle repair shop with hand tools only and the parking of more than five motor vehicles on the unbuilt upon portion of the plot.

**PREMISES AFFECTED**—2216 Jerome Avenue, east side, 148 feet south of East 182nd Street, Block 3186, Lot 12, Borough of The Bronx.

## APPEARANCES—

For Applicant: Frederick A. Ketcher.

**ACTION OF BOARD**—Application reopened and set for hearing on January 24, 1961, at 10 A. M., to consider extension of term of variance for parking and repairing, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## 791-59-BZ—Vol. II

**APPLICANT**—Larry Meltzer for Avenue Z Construction Company, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a business use D area district, the erection of an extension to an existing one story and cellar building which structure as proposed occupies more than the permitted area.

**PREMISES AFFECTED**—2602-2612 East 16th Street and 1516-1524 Avenue Z southwest corner, Block 7460, Lot 9, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Larry Meltzer.

**ACTION OF BOARD**—Application reopened as Vol. II subject to the regular procedure, waiving the requirement for new photographs and area diagram, but subject to notification of the affected property owners by registered or certified mail.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## 578-59-BZ

**APPLICANT**—Charles M. Spindler, for Sencar Realty Corporation, owner.

**SUBJECT**—Application September 4, 1959—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A(d) of the Zoning Resolution, to permit in a retail district the erection and maintenance of a gasoline service station, lubritorium, non-automatic car wash, minor repairs, office, sales of accessories, safety inspection station, parking and storage of cars and signs within 75 feet of a residence use district.

**PREMISES AFFECTED**—6734-6748 3rd Avenue, west side, from 68th Street to Senator Street, and 282-284 Senator Street, Block 5853, Lot 45, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Charles Spindler.

**ACTION OF BOARD**—Application withdrawn.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## 877-53-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Joseph I. and Ruth Wolfe, owners.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously withdrawn, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office and to permit the display and sale of used cars and the parking and storage of motor vehicles with a curb cut nearer the residence use district than is permitted.

**PREMISES AFFECTED**—1657 Jerome Avenue, northwest corner of Featherbed Lane, Block 2861, Lots 1 and 4, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

**ACTION OF BOARD**—Request to reopen; Laid over to December 20, 1960, at 2 P.M. for complete vote.

## THE VOTE—

Affirmative: Vice Chairman Kleinert and Commissioner Becker ..... 2  
Negative: Commissioner Fox ..... 1  
Absent: Chairman Foley ..... 1

Adjourned 5:10 P.M.

JAMES P. MULROY, *Secretary.*



# CORRECTION

## \*CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on November 22, 1960 as they appeared in Bulletin No. 48, Vol. 45, are hereby corrected to read as follows.

504-60-A

APPLICANT—Peter S. Gluck for Uddeholm Company of America, Incorporated, owner.

SUBJECT—Application July 1, 1960—Appeal from an order and a decision of the Fire Commissioner—re discontinue use of Uddeholm Aktiebolag electric furnace not approved by Board.

PREMISES AFFECTED—22-14 37th Avenue and 37-16 23rd Street, southwest corner, Block 365, part of Lot 3, (formerly lot 24) Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Peter S. Gluck, Richard J. Herrmann and G. Anderson.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker . . . . . 4

Negative: . . . . . 0

THE RESOLUTION—

WHEREAS, the order and decision of the Fire Commissioner, dated June 2, 1960 on Order No. 3895-9, reads:

"1. Discontinue use of one electric furnace manufactured by Uddeholm Aktiebolag, and using dissociated ammonia, as same has not been approved by the Board of Standards and Appeals, C19-11.0, Administrative Code."

*Resolved*, that the decision of the Fire Commissioner, dated June 2, 1960 acting on Order No. 3895-9 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that a heat sensing device be provided at the outlets from the muffle tubes and connected to a gas shut off valve so as to shut off the flow of dissociated ammonia in case the flame is extinguished and also an interlock be provided between the ventilating fans and the heating elements so that the oven cannot be operated unless the fans are working; that the building conform to drawings filed with this appeal dated July 1, 1960, five sheets; that all other laws, rules and regulations applicable shall be complied with.

Correction—In the Resolved portion above the following has been deleted to correct "*and that a Certificate of Occupancy shall be obtained.*"

## \*CORRECTION

That portion of the Minutes of the Board of Standards and Appeals held on November 22, 1960 as they appeared in Bulletin No. 48, Vol. 45, are hereby corrected to read as follows:

519-60-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Steingut for Forty Fifth Street Associates, owner; 45 West 45th Street Corporation, lessee.

SUBJECT—Application July 8, 1960—Appeal from a decision of the Borough Superintendent—re Violation issued—re C. O. 7656.

PREMISES AFFECTED—41-47 West 45th Street, north side, 363 feet 9 inches east of Avenue of the Americas, Block 1261, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: David I. Shivitz.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker . . . . . 4

Negative: . . . . . 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 1, 1960 on Violation No. 2147-59, reads:

"1—Changing use of the above premises contrary to C.O. 7656 which states office use only, namely doing work of altering, cutting and editing picture film in rooms 503-507-600-605 and 1102 also the 16th floor. Remedy—Discontinue the unlawful use."

and

WHEREAS, the applicant states that the building is 81 feet by 100 feet in area, 16 stories, 190 feet 3 inches high, of class 1 construction, located in retail use, B area, class 2 height district built in 1923, now used and occupied since 1942: cellar—boiler room, storage and locker rooms, 5 persons; 1st floor—retail furniture store, 75 persons, mezzanine—office (part of store); 2nd to 16 floors—offices and accessory uses—75 persons each floor; substantially in accordance with Certificate of Occupancy No. 7656 issued January 1924 against N.B. Applic. 220-23; that the proposed use and occupancy will be the same; and

WHEREAS, violations were placed upon the premises by the *Borough Superintendent*, charging the use of various rooms thereat, contrary to Certificate of Occupancy #7656, which permits "offices"; that the violations state that the contrary use consist of "altering, cutting and editing picture films"; that the use complained of occurs in premises rented and used for offices by concerns related to television and motion pictures; that the complained of use is the editing of pictures and sound, by various methods; that this use is incidental and accessory to the primary use for offices; that in connection with the complained of use, specialized equipment is used, such as a sound synchronizer, manually operated, which is smaller than a telephone; that or a Moviola, machine, no larger than the usual run of office equipment, which synchronizes the sound and the film on separate tracks before they are mixed, and shows an image of the picture, about 2 inches by 3 inches; that no film or tape is produced at any of these premises, both the sound tape and the film being physically produced elsewhere; that likewise, in each and every case, the actual, physical combining of the film and sound is done away from the premises; that all films used is safety film; that the issue here presented is whether the Borough Superintendent interpret the law correctly in issuing the violation in the first instance, and in concluding that cutting, editing and altering film constitutes manufacturing; that the use complained of is properly accessory to the use for offices and does not constitute a change of occupancy, as contemplated by Section C26-185.0; that the work of synchronizing and editing, selecting correcting, and revising music for synchronization with a picture is professional, artistic, or critical and not in the nature of manual or manufacturing work; that the performance of such professional tasks does not transform the use of the office in which they are carried out into a "non-office" use—certainly not a "factory" use; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions; and

WHEREAS, the Board finds that no present use in the building can be considered manufacturing.

*Resolved*, that the decision of the Borough Superintendent, dated July 1, 1960, acting on Violation No. 2147-59, Objection No. One be and it hereby is *reversed* and that the appeal be and it hereby is *granted on condition* that all laws, rules and regulations applicable shall be complied with.

\*Correction: In the second Whereas above "*Borough President*" correct to read *Borough Superintendent*"; in the Resolved section above the word "*revised*" correct to read "*reversed*"; as shown in italics above.



# PUBLIC HEARING

## PUBLIC HEARING

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Board of Standards and Appeals, Friday, January 20, 1961 at 10 A.M. in Room 909, at 80 Lafayette Street, Manhattan, on the following proposed Rules to Supplement the Requirements of Section 280 of the Labor Law relating to the installation of Automatic Fire Extinguishing Systems in factory buildings having medium or high hazard occupancy below the uppermost floor.

438-60-SR

**APPLICANT**—Thomas J. Hartnett, Deputy Assistant Chief, Fire Department.

**SUBJECT**—Request of the Fire Department for the Adoption of Rules to Supplement the Mandatory Requirements of Section 280 of The Labor Law as Amended by the New York State Legislature by Adoption of Chapter 854 of The Laws of 1959.

Sec. 280 as amended by Chapter 854 of the laws of 1959:  
Sec. 280 AUTOMATIC FIRE EXTINGUISHING SYSTEMS

Every factory building erected before October first, nineteen hundred thirteen, which is more than one story in height and which has any occupancy specified by the board in its rules as of medium or high hazard below its uppermost floor, shall be provided by the owner thereof with an automatic fire extinguishing system.

In every non-fireproof factory building constructed after October first, nineteen hundred thirteen, which is more than one story in height and which has any occupancy specified by the board in its rules as of high hazard below its uppermost floor, the story containing such occupancy and all stories above it shall be provided by the owner thereof with an automatic fire extinguishing system.

The automatic fire extinguishing systems required by this section shall be approved in the city of New York by the fire commissioner in such city and elsewhere in accordance with the rules of the board. The relative hazard of occupancies within said city shall be as determined by the board of standards and appeals thereof. The provisions of this section shall be enforced in the city of New York by the fire commissioner of said city and elsewhere by the commissioner. As amended L.1959, e.854 sec. 5, eff. July 1, 1960.

### 1.0 DEFINITIONS

**1.1 FACTORY BUILDING:** The term "factory building" shall mean a factory building as defined by section 10 of the New York State Labor Law.

Section 10—"Factory building" means a building, shed or structure which or any part of which, is occupied by or used for a factory, and in which at least one-tenth or more than twenty-five of all the persons employed in the building are engaged in work for a factory, but shall not include a building in a city having a population of more than one million, used exclusively by one employer and in which not more than one-tenth of all the persons employed therein are engaged in work for a factory and which, except for such factory work, would be classified as a mercantile establishment. The provisions of this chapter shall apply to any part of a building occupied or used as a factory, except as otherwise provided by this subdivision.

**2 AUTOMATIC FIRE EXTINGUISHING SYSTEM:** The term "Automatic fire extinguishing system" shall mean:

1.2.1 A system of piping connected to one or more acceptable sources of water supply, which system is provided with approved distributing devices

so arranged and located as to automatically discharge an effective spray over the interior of the building in the event of fire therein; or

1.2.2 A system of piping and distributing devices automatically controlled, connected to an adequate supply of chemical fire extinguishing media of a type suitable for the hazard involved.

**1.3 BAKERY:** The term "bakery" shall mean a bakery as defined by Sec. 330 sub. 1 of the New York State Labor Law.

Sec. 330 sub. (1)—"Bakery" means a building, room, or place used for making, preparing or baking bread, biscuits, pastry, cakes, doughnuts, crullers, noodles, macaroni or spaghetti to be sold or consumed on or off the premises, except kitchens in hotels, restaurants, boarding houses and private residences, wherein all such products are consumed exclusively on the premises; and with respect to the provisions of this chapter relating to machinery, safety devices and sanitary conditions includes hotel bakeries. A bakery is a factory within the meaning of this chapter.

### 1.4 NON-FLAMMABLE:

1.4.1 The term "non-flammable" as used in these rules when applied to solids shall mean materials which will not ignite and continue to burn when brought in contact for five seconds with an open flame or when in contact with glowing materials.

1.4.2 The term "non-flammable" as used in these rules when applied to liquids shall mean any liquid which will not generate an inflammable vapor at a temperature of 200° F when tested in a tagliabue open cup tester.

**1.5 VOLATILE INFLAMMABLE OILS OR SOLVENTS:** The term "volatile inflammable oils or solvents" as used in these rules shall mean any liquid mixture or compound that will generate an inflammable vapor at a temperature of 100° F when in a tagliabue open cup tester.

## MEDIUM HAZARDS

Bagging, manufacturing  
Bags, Cloth, Paper or Burlap, manufacturing  
Bakeries  
Bamboo or Rattan Products, manufacturing  
Baskets (other than metal), manufacturing  
Belting, manufacturing  
Bleacheries  
Bookbinding  
Boots or Shoes, manufacturing  
Burlap, manufacturing  
Buttons, manufacturing  
Candles, or wax products, manufacturing  
Canvas, manufacturing  
Cardboard, manufacturing  
Cereal Mills  
Chemical Works (except where volatile inflammable oils or solvents are used, stores or manufactured)  
Cloth, Backing  
Cloth, Dyeing or Printing Works  
Cloth, manufacturing  
Confectionery Products, manufacturing  
Cotton Batting or Waste, manufacture  
Dry Cleaning and Dyeing Plants (except those using volatile inflammable oils)  
Distilleries  
Envelope manufacturing  
Excelsior or Excelsior Products, manufacturing or storage  
Feed, Flour or Grist Mills  
Felt or Felt Products, manufacturing  
Furniture, manufacturing, repairing or refinishing  
Furs or Fur Products, manufacturing or processing  
Gloves, manufacturing



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## PUBLIC HEARING

Handbags, Luggage or Trunks, manufacturing  
Hats, manufacturing  
Knitting, Weaving or Embroidering  
Laundries  
Leather Goods, manufacturing  
Lithographing  
Mattress, manufacturing or repairing  
Meat, packing and curing  
Millinery, manufacturing (except custom)  
Paper Pulp Mills  
Paper Boxes or Cartons, manufacturing  
Pencil, manufacturing  
Photo Engraving  
Picture Frame manufacturing  
Plastic Articles (except nitrocellulose)  
Rag sorting or processing  
Rope, Cordage, Twine or Sisal Products, manufacturing  
Rubber Products, manufacturing  
Rugs, manufacturing  
Shades, Window, manufacturing  
Silk, manufacturing  
Starch or Sugar Mills  
Straw Goods, manufacturing  
Synthetic Yarns or Fabric, manufacturing  
Tanneries  
Tobacco Products, manufacturing  
Umbrella, manufacturing  
Upholstering

### HIGH HAZARDS

Aluminum, powered, manufacturing  
Artificial Flowers, manufacturing  
Artificial Leather, manufacturing  
Carpet lining  
Carpet Cleaning, using volatile inflammable oils or solvents

Chemical manufacturing using volatile inflammable oils or solvents  
Combustible or inflammable mixtures, manufacturing  
Compressed Gases, manufacturing  
Cotton Picking and Opening Operations  
Dry Cleaning Plants, using volatile inflammable solvents  
Enameling or Painting (except vitrous enameling)  
Essential Oils or Perfumes, manufacturing  
Feathers, processing  
Lacquering or japanning  
Linoleum, manufacturing  
Linseed Oil Mills  
Lithographing Inks (except non-flammable), manufacturing  
Magnesium (powdered), manufacturing or processing (Chemical Extinguishing system only)  
Matches, manufacturing  
Nail Polish, manufacturing  
Nitrocellulose Products, manufacturing or processing  
Painting or Enameling (except vitrous enameling)  
Paint, Varnish, Enameling, Lacquers, Lithographing ink (except non-flammable), manufacturing  
Pharmaceutical Products, manufacturing  
Plastics, manufacturing  
Raincoats, manufacturing (using rubber cement or inflammable or combustible plastics)  
Rubber Cement, manufacturing  
Shoddy Mills  
Silk Screen Printing  
Surgical Sutures, manufacturing, processing or packing  
Solvent Extracting (other than non-flammable)  
Tallow, manufacturing  
Tires (rubber), re-capping, re-treading, or vulcanizing  
Volatile, Inflammable Oils, Solvents, or Mixtures, manufacturing  
Woodworking (with painting, varnishing, lacquering or shellacing)



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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York  
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No. 52

### DIRECTORY

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2770 and 3020-3024.

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Matter of 20 Sutton Place South, Inc. vs. Board:—On July 19,  
1960, the Board granted a variance under Section 19B (a) and (e) of  
the Zoning Resolution, to permit in a residence use B area district,  
the removal of an existing required multiple dwelling garage building  
to develop the site with additional multiple dwellings, the garage  
facilities for the proposed buildings will include the 17 additional car  
spaces required for the existing multiple dwelling; Calendar Number  
329-60-BZ; Premises 430 East 56th Street, south side, 255 feet  $\frac{7}{8}$   
inches, west of Sutton Place South, Block 1367, part of Lot 6,  
Borough of Manhattan.

In Supreme Court, New York County, the above entitled proceed-  
ing for a certiorari order to review a determination of the Board was  
discontinued by stipulation and agreement by both parties on Novem-  
ber 30, 1960.

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor,  
Borough of Manhattan.

### NOTICE

1—CALENDAR: Notices of public hearing on applica-  
tions for zoning variances, will be published twice: first  
publication, listing new cases set for hearing, in the Bulletin  
available to the public at least 14 days before the date of  
hearing; second publication, in the last Bulletin available  
to the public immediately prior to the hearing date. The  
second publication will be augmented with a listing of cases  
laid over from previous hearings. Attention is directed to  
the MINUTES of such previous hearings, where the rea-  
sons for laid over cases will have been published. Notices  
of public hearing on applications for approval of materials  
and appliances will be published once, at least 10 days prior  
to the hearing date.

2—MINUTES: The publication of the "digest" of the  
applicant's statement has been discontinued, except that the  
administrative orders, decisions, etc., which are the subject of  
each application or appeal will be published. The summary  
of information given in the Appeal Form (Form A) shall  
be published for Administrative Appeals. The Board will  
continue to publish such other matters as it may deem ad-  
visable.

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BZ—Vol. II, 285-31-BZ—Vol. II, 600-48-BZ—Vol. III,  
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Remaining Minutes of the Meeting of December 20, 1960,  
will be printed in the Bulletin of January 12, 1961.

Public Hearing on Proposed Rules to Supplement Re-  
quirements Section 280 of Labor Law (Automatic Fire  
Extinguishing Systems).



# CALENDAR

## DOCKET

*New Cases Filed up to December 20, 1960.*

*Cal. No. Dept. Premises Affected*

**900-60-BZ**—B.B.—2699-2715 Pitkin Avenue, north side, from Doscher Street to Euclid Avenue, 67-79 Doscher Avenue, 418-482 Euclid Avenue, Block 4213, Lots 1, 25 and 33, Borough of Brooklyn, N.B. 20-60, re—accessory parking for a supermarket to extend into the retail use district, retail and residence use district.

**901-60-BZ**—B.Q.—120-10 Van Wyck Expressway, southwest corner of 120th Avenue, Block 11702, Lot 23, (formerly 23 to 27), South Ozone Park, Borough of Queens, Alt. 1954-60, re—proposed parking area for more than 5 cars for patrons on a lot in a residence use district, and proposed curb cuts, residence use district.

**902-60-A**—B.Bx.—240-242 East 146th Street, south side, 250.13 feet west of Morris Avenue, Block 2335, Lot 23, Borough of the Bronx, Alt. 918-60, re—egress.

**903-60-SA**—Clesco Washing Machine, Model Jet 420 Washer, (4 coin operated washing machines in one unit) manufactured by Clesco National Products, Inc., Appliance.

**904-60-BZ**—B.M.—57-61 East 115th Street, north side, 110 feet east of Madison Avenue, Block 1621, Lot 25, Borough of Manhattan, N.B. 133-60, re—retail stores in residence use district, medical offices in other than multiple dwellings above the level of the first story ceiling, residence use district.

**905-60-BZ**—B.Bx.—2017 Grand Concourse and 167-175 Bush Street, Northwest corner, Block 2808, Lot 90, Borough of The Bronx, Alt. 883-60, re—use of doctor's offices on the second floor of a two family residence, residence use district.

**906-60-A**—B.Bx.—2017 Grand Concourse and 167-175 Bush Street, northwest corner, Block 2808, Lot 90, Borough of The Bronx, Alt. 883-60, re—stairway enclosures.

**907-60-BZ**—B.B.—837 Rogers Avenue, east side, 100 feet south of Church Avenue, Block 5105, Lot 4, Borough of Brooklyn, Alt. 2592-60, re—proposed motor vehicle repairing in a building, business use district, and proposed extension of claimed existing non-conforming use.

**908-60-A**—F.D.—Foot of East 74th Street and East River, west side, Block 1486, Lot 60, Borough of Manhattan, F.D. Order No. 5475-0, re—discontinue storage of fuel oil in barge outside of bulkhead line.

**909-60-BZ**—B.R.—1855 Hylan Boulevard, southwest corner Naughton Street, also southeast corner Hylan Boulevard and Joyce Street, 250 Naughton Avenue, 40 Joyce Street, Block 3548, Lot 18, Grant City, Borough of Richmond, N.B. 1471-60, re—proposed auto showroom and repair service station incident to authorized franchised dealer's use, retail and residence use district.

**910-60-SM**—Spacesaver Doors, regular and Giant models, subdividing partitions, manufactured by Wood Specialty Products, Inc., Material.

**911-60-SM**—Lo-Tone F/R Mineral Acoustical Tile, acoustical mineral tile for use in membrane fireproofing to achieve 2 hours of protection, manufactured by Wood Conversion Company, Material.

**912-60-SM**—U.S. Gypsum Fire rated Incombustible Mineral Acoustical Tile, Model Acoustone "90", manufactured by U.S. Gypsum Company, Material.

## *Restored to Docket*

**877-53-BZ**—Vol. II—B.Bx.—1657 Jerome Avenue, northwest corner of Featherbed Lane, Block 2861, Lots 1 and 4, Borough of The Bronx, N.B. 1371-60, re—gasoline service station, minor auto repairs with hand tools only, non-automatic car washing, lubritorium—business use district.

**249-29-BZ**—Vol. III—B.B.—3094-3112 Avenue U, south side, from Brigham Street to Gerritsen Avenue, 2119-2131 Brigham Street and 2228-2232 Gerritsen Avenue, Block 7370, Lot 10, Borough of Brooklyn, Alt. 3497-60, re—ice cubicle—residence and local retail use districts.

**285-31-BZ**—Vol. II—B.Q.—164-50 Cross Bay Boulevard, northwest corner of 165th Avenue, Block 14086, Lot 147, Shellbank Basin, Borough of Queens, Alt. 1878-60, re—extension in use of existing automobile service station, etc.—business use district.

**600-48-BZ**—Vol. III—B.Q.—32-61 to 32-85 Steinway Street and 40-01 to 40-17 34th Avenue, northeast corner and 32-70 to 32-88 41st Street, Block 676, Lot 1, Long Island City, Borough of Queens, N.B. 2878-50, reopened for consideration as to extension of term of variance, re—parking of patrons' motor vehicles—unrestricted, business and residence use districts.

**70-55-BZ**—B.M.—142-148 East 41st Street and 145-147 East 40th Street, north side, 150 feet west of 3rd Avenue, Block 1295, Lots 29, 30, 41 and 44, Borough of Manhattan, Amendment to Alt. 2047-54, reopened for consideration as to extension of term of variance and extension of time to complete, re—storage garage, roof parking, etc.—retail and restricted retail use districts.

**867-49-BZ**—Vol. II—B.Q.—220-11 to 220-19 Northern Boulevard and 43-22 to 43-40 220th Place, Northwest corner, Block 6323, Lot 22, Bayside, Borough of Queens, Alt. 2437-60, re—extension to gasoline service station, etc.—retail use district.

**650-59-BZ**—Vol. II—B.Q.—111-31 44th Avenue, north side, 225 feet east of 111th Street, Block 2016, Lots 72, 74, 76, 77, 78 and 79, Corona, Borough of Queens, N.B. 3251-59, re—factory, storage, office, loading and unloading and parking area for employees—residence use district.



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**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept of Marine and Aviation.

## RULES

|                                                                                                | Last Publication               |
|------------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                   | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                              | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.                               | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                           | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                               | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                              | Sept. 15, 1955.                |
| Elevator Rules .....                                                                           | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                 | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                               | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                  | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                       | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                               | April 15, 1958.                |
| Fire Drill Rules .....                                                                         | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of                               | Sept. 29, 1960—Vol. 45, No. 39 |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....    | June 30, 1960—Vol. 45, No. 26  |
| Fireproof Wood, Testing of.....                                                                | Apr. 13, 1937—Vol. 22, No. 15  |
| Gas Shut-Off Rules .....                                                                       | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                      | June 5, 1928—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ....                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems..                                | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                         | June 25, 1959—Vol. 44, No. 25  |
| Opening Protective Assemblies, Rules for Inspection of .....                                   | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....     | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                           | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories, Rules for..                                                              | Dec. 8, 1960—Vol. 45, No. 49   |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | June 30, 1960—Vol. 45, No. 26  |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations Reporting..                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...                                 | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                              |                                |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

**JANUARY 10, 1961, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 10, 1961, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**790-59-BZ**

**APPLICANT**—Saul S. Nevins for Colgate Realty Corporation, owners; Tremont Chevrolet Company, Incorporated, lessee.

**SUBJECT**—Application November 27, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of passenger type motor vehicles, sale of cars and accessory office.

**PREMISES AFFECTED**—948 Evergreen Avenue, northeast corner of Story Avenue, Block 3659, Lot 1, Borough of The Bronx.

Laid over from November 22, 1960 to January 10, 1961, for hearing; applicant to send new 20-day notices.

**388-39-BZ—Vol. III**

**APPLICANT**—Larry Meltzer for Lipmans owner; Jamaica Manufacturing Company, Incorporated, lessee.

**SUBJECT**—Application reopened July 19, 1960 as Volume III—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit on a plot partly in unrestricted business and residence use districts, the erection of a one story fireproof open shed within the residence portion of the plot; such shed to be used for off-street loading and unloading and storage of crates and to use the open portion of the plot for additional off-street loading and unloading and accessory parking and storage; all in conjunction with the existing buildings and uses on this plot.

**PREMISES AFFECTED**—1197-1207 DeKalb Avenue, northside, 76 feet 8½ inches east of Bushwick Avenue, Block 3231, Lot 33, Borough of Brooklyn.

Laid over from December 13, 1960, to January 10, 1961, for hearing at request of objectors.

**523-60-BZ**

**APPLICANT**—Crinnion and Crinnion for Antonio Isabella, owner.

**SUBJECT**—Application July 8, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a non-storage garage for a term of fifteen (15) years.

**PREMISES AFFECTED**—966 Sackett Avenue, south side, 331.17 feet east of Bronxdale Avenue, Block 4062, Lot 46, Borough of The Bronx.

**571-60-BZ**

**APPLICANT**—Bernard W. Guenther for St. Paul's Evangelical Lutheran Church, owner.

**SUBJECT**—Application July 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of an extension to the present church to provide for expanded church facilities, without the required setbacks.

**PREMISES AFFECTED**—102-08 129th Street, west side, from 102nd Road to 102nd Avenue, Block 9495, Lot 141, Richmond Hill, Borough of Queens.

**144-19-BZ—Vol. IV**

**APPLICANT**—Justin A. Rothstein for David E. Meltzer and Alvin Greenstein, owners.

**SUBJECT**—Application October 26, 1956, decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of the premises for light manufacturing as permitted in a business use district.

**PREMISES AFFECTED**—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza) Block 803, Lot 13, Long Island City, Borough of Queens.

**201-52-BZ—Vol. II**

**APPLICANT**—Edward K. Pincus for Louis Coppola and Michael Cafiero, owners; Neptune Boat Station, lessee.

**SUBJECT**—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline



# CALENDAR

selling station for marine service only in conjunction with present boat showroom and sale and repair of motor boats.

**PREMISES AFFECTED**—2021-2027 Neptune Avenue, northeast corner of West 21st Street, Block 6992, Lots 47 and 49, Borough of Brooklyn.

## 615-60-BZ

**APPLICANT**—James E. Vassalotti for James, Dominick, and Joseph Garone, owners.

**SUBJECT**—Application August 9, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of the premises for the sale and display of new and used cars with a 10 feet attendant's shanty and the parking and storage of less than 150 motor vehicles with business signs for a term of ten (10) years.

**PREMISES AFFECTED**—84-02 to 84-46 (84-10 official) South Conduit Avenue, south side, from 84th Street to 86th Street, 84-01 to 84-27 and 85-01 to 85-19 149th Avenue and 137-41 to 137-51 84th Street, 137-44 to 137-50 86th Street, Block 11390, Lots 1, 11 and 25, Aqueduct, Borough of Queens.

## 677-60-BZ

**APPLICANT**—A. H. Salkowitz for Max I. Wohl, owner.

**SUBJECT**—Application September 16, 1960—decision of the Borough Superintendent, under Sections 7f, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic) minor motor vehicle repairs, office and sales room, parking of cars awaiting service, ground sign with curb cut within 75 feet of a residence use district and without the required rear yard.

**PREMISES AFFECTED**—185-08 Union Turnpike, southeast corner, of Chevy Chase Street, Block 7256, Lot 85, Hollis, Borough of Queens.

## 652-60-BZ

**APPLICANT**—Victor G. Madonia for Joseph Cecala, owner.

**SUBJECT**—Application August 29, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a one story, one family, class 3 dwelling, with less than the required 10 feet setback from one of the streets and a side yard of 4'-0" instead of the required 5'-0".

**PREMISES AFFECTED**—158-20 45th Avenue and 45-02 159th Street, southwest corner, Block 5437, Lot 54 Tent., Flushing, Borough of Queens.

## 455-60-BZ

**APPLICANT**—Abraham Farber for Annette Weinstein, owner.

**SUBJECT**—Application June 14, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit the use of a vacant lot, in a residence use district as a parking lot for more than five (5) pleasure cars, for a term of five (5) years.

**PREMISES AFFECTED**—1535 Shakespeare Avenue, west side, 159.72 feet south of Featherbed Lane, Block 2873, Lot 109, Borough of The Bronx.

## 581-60-BZ

**APPLICANT**—Crinnion & Crinnion for Dorothy Steelman, owner; Sidney Frisch, lessee.

**SUBJECT**—Application July 28, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of the second floor of a two story building presently occupied for stores and offices to store and factory.

**PREMISES AFFECTED**—742 East Tremont Avenue, south side, 115 feet east of Clinton Avenue, Block 2951, Lot 53, Borough of The Bronx.

## 412-60-BZ

**APPLICANT**—Irving Finkel for 2846 West 21st Street Corporation, owner.

**SUBJECT**—Application May 20, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a one story extension to an existing building and change the occupancy from a chicken market to manufacturing of formica table tops using power drills and saws and hand power saws.

**PREMISES AFFECTED**—2846-2848 West 21st Street, west side, 350 feet north of Mermaid Avenue, Block 7017, Lot 27, Borough of Brooklyn.

## 733-60-BZ

**APPLICANT**—Maxwell H. Tretter for The Mount Sinai Hospital, owner.

**SUBJECT**—Application September 30, 1960—decision of the Borough Superintendent, under Sections 7c and 7g of the Zoning Resolution, to permit in a retail and residence use district, the extension into the residence portion of the premises of a proposed parking lot to be used in conjunction with the adjoining parking lots, a section of the proposed parking lot will be developed with a multiple dwelling within five (5) years.

**PREMISES AFFECTED**—3-19 East 101st Street, north side, 95 feet west of Madison Avenue, Block 1607, Lot 5, Borough of Manhattan.

## 814-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for New York Central & N.Y., New Haven and Hartford Railroad, owner; Vanderbilt Bowling Corporation, lessee.

**SUBJECT**—Application November 3, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a restricted retail use district, in an existing eight (8) story railroad terminal building, the erection of three intermediate floors in the waiting room, space to be occupied as bowling alleys, sports area, dining room, bar and lounge, kitchen and snack bar.

**PREMISES AFFECTED**—71-105 East 42nd Street and 1-31 Vanderbilt Avenue, northeast corner Block 1280, Lot 1, Borough of Manhattan. (Grand Central Terminal).

## 511-60-BZ

**APPLICANT**—Samuel Rosenblum for 777 Realty Company, owner.

**SUBJECT**—Application July 7, 1960—decision of the Borough Superintendent, under Sections 7c, 7A and 21 of the Zoning Resolution, to permit in a retail, restricted retail and residence use district, the erection of an eighteen (18) story office building that exceeds the permitted area coverage in the residence portion of the premises, does not provide the required rear yard and has show windows within 75 feet of the residence use district.

**PREMISES AFFECTED**—777-781 Third Avenue and 201-207 East 48th Street, northeast corner, Block 1322, Lots 1, 2, 3, 4, 5 and 6, Borough of Manhattan.

Laid over from December 6, 1960, to December 13, 1960, for continued hearing, and inspection thereafter; then set for January 10, 1961, for continued hearing, at request of applicant.

## 626-59-BZ

**APPLICANT**—Philip Freshman for Dr. Algerd Powell, owner.

**SUBJECT**—Application October 1, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the change in use of a first floor of a two story building from storage to manufacturing of a type permitted in a business use district and office and continue present factory use on second floor.

**PREMISES AFFECTED**—70-28 57th Drive, south side, 91.39 feet west of Mazeau Street, Block 2799, Lot 150, Maspeth, Borough of Queens.



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**Hearing closed.**—Laid over from July 19, 1960, to September 13, 1960, for inspection and decision; then laid over date to be set; applicant to file revised plans; and furnish information as to proposed occupancy; then set for January 10, 1961 for continued hearing.

## 11-37-BZ—Vol. I

**APPLICANT**—Shanley and McKegney for E. M. V. Corp., owner.

**SUBJECT**—Application reopened November 29, 1960 for consideration as to extension of term of variance, expires December 13, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting partly in a business use and partly in a residence use district, the parking and storage of motor vehicles.

**PREMISES AFFECTED**—6007-6023 Broadway, northwest corner of Spuyten Duyvil Parkway, northeast corner of Post Road, Block 3415, Lots 1275, 1305 and 1307, Borough of The Bronx.

## 698-53-BZ—Vol. II

**APPLICANT**—John F. Fitzsimmons for Helen C. Goubeaud, Executrix for the Estate of Charles J. Goubeaud, owner.

**SUBJECT**—Application reopened November 29, 1960 for consideration as to extension of term of variance, expires June 22, 1964—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the extension of a professional use, including dwelling professional office, kennels and 1 car garage.

**PREMISES AFFECTED**—204-18 46th Avenue, south side, 142.91 feet east of 204th Street, Block 7304, Lot 17 (formerly Lots 15 and 17), Bayside, Borough of Queens.

## 524-50-BZ

**APPLICANT**—Larry Meltzer for John Massabni and George Massabni, Jr., owners.

**SUBJECT**—Application reopened November 29, 1960 for consideration as to extension of term of variance, expires December 5, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district, the use of the 2nd and 3rd floors as manufacturing.

**PREMISES AFFECTED**—4808-4810 4th Avenue, west side, 50 feet 2 inches south of 48th Street, Block 773, Lot 40, Borough of Brooklyn.

## 915-54-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Derma Corp., owner.

**SUBJECT**—Application reopened November 29, 1960 for consideration as to extension of term of variance, expired June 14, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the proposed extension in area of an existing parking lot, for parking and storage of more than 5 motor vehicles.

**PREMISES AFFECTED**—233-245 West 22nd Street, north side, 260 feet 9½ inches west of 7th Avenue, Block 772, Lots 23, 24, 25, 26, 27 and 28, Borough of Manhattan.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 442-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Palisades Apts. Incorporated, owner.

**SUBJECT**—Application June 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling exceeding the allowable floor area.

**PREMISES AFFECTED**—2520-2540 (2530 official) Independence Avenue, south side, 160.14 feet east of Palisade Avenue, 2400-2450 Palisade Avenue and 2401-2441 Bradley Terrace, Block 3407, Lots 2, 212, 220, Borough of The Bronx.

**Hearing closed.**—Laid over from November 9, 1960 to January 10, 1961, at request of applicant.

## 164-60-BZ

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubritorium, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, and a ground sign all for a term of fifteen (15) years.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

**Hearing closed.**—Laid over from July 6, 1960 to July 19, 1960, for inspection and decision; then to October 4, 1960, for decision at request of applicant; applicant to inform Board as to possibility of conforming use; then to October 18, 1960 for further inspection and decision; then to November 15, 1960, for the attendance of a Member of the Committee on Inspection; then to December 6, 1960, for further consideration and decision; then to January 10, 1961, for further inspection and for decision.

## 165-60-A

**APPLICANT**—Paul Friedman for Fifty States Realty Corporation, owner.

**SUBJECT**—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service Station partly in bed of mapped street, proposed widening Metropolitan Avenue.

**PREMISES AFFECTED**—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

## 495-60-BZ

**APPLICANT**—M. Martin Elkind for Camwex Corporation, owner.

**SUBJECT**—Application June 30, 1960—decision of the Borough Superintendent under Sections 7b and 7c of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the accessory parking area to a retail food market into the residence portion of the property and install a rear doorway leading from the building into the residence use district.

**PREMISES AFFECTED**—144-50 Northern Boulevard, south side, 356.77 feet east of Parsons Boulevard, Block 5014, Lot 23, Flushing, Borough of Queens.

**Hearing closed.**—Laid over from December 13, 1960, to January 10, 1961, for inspection and decision.

## 321-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Estate of Sam Minskoff, owner.

**SUBJECT**—Application April 28, 1960—decision of the Borough Superintendent, under Sections 7A, 7c and 21 of the Zoning Resolution, to permit in a retail and residence use D area district, the construction of a one story building for use as stores occupying more than the permitted area coverage, parking, loading and unloading with curb cuts in the residence use portion of the plot.

**PREMISES AFFECTED**—97-02 to 97-10 63rd Road and 63-01 to 63-11 97th Street, southeast corner and 97-01 to 97-05 63rd Drive, Block 2089, Lots 1 and 3, Rego Park, Borough of Queens.

**Hearing closed.**—Laid over from December 13, 1960, to January 10, 1961, for inspection and decision.



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## 323-60-BZ

APPLICANT—Lama, Proskauer and Prober for Quest Holding Incorporated, owner.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of a two story and cellar building for stores and offices exceeding the permitted area coverage.

PREMISES AFFECTED—95-12 to 95-32 63rd Road and 63-02 to 63-12 97th Street, southwest corner, and 96-11 to 96-21 63rd Drive, Block 2088, Lots 1, 3 and 6, Rego Park, Borough of Queens.

Hearing closed—Laid over from December 13, 1960, to January 10, 1961, for inspection and decision.

## 222-54-BZ

APPLICANT—Fred Weinstock for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application reopened October 18, 1960 for consideration as to extension of term of variance, expired January 25, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles of patrons' and employees' of adjoining building, loading and unloading with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham Street, east side, 150 feet north of 97th Avenue, Block 10026, Lots 35, 37 and 39, Jamaica, Borough of Queens.

Hearing closed—Laid over from November 15, 1960 to December 13, 1960, for decision as to extension of term of variance; applicant to meet the requirements of the original resolution and file one photograph; then to January 10, 1961, for decision as to extension of term of variance and photos to be filed; applicant to be notified.

## 437-60-BZ

APPLICANT—Sidney H. Kitzler and Morris Hannes for Catherine Squeri, owner; Edward Fecci, lessee.

SUBJECT—Application June 7, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district the change in use of the present structure from repair shop on first floor and one family dwelling on second floor to factory for repair and manufacturing furniture with the use of power saws on first floor and two dwellings on second floor.

PREMISES AFFECTED—1135 Greene Avenue, north side, 100 feet east of Evergreen Avenue, Block 3285, Lot 89, Borough of Brooklyn.

Hearing closed—Laid over from December 6, 1960 to December 20, 1960, for inspection and decision; then to January 10, 1961, for inspection and decision; inspection was postponed due to inclement weather.

## 32-38-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Berdean Realty Corporation, owner.

SUBJECT—Application reopened July 6, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted and residence use district, the change in use of the portion of existing building in the residence use portion of the plot from a milk plant to a factory for manufacturing extended from the unrestricted portion of the plot.

PREMISES AFFECTED—80-92 3rd Avenue southwest corner of Dean Street and 271-283 Bergen Street, Block 197, Lot 28, Borough of Brooklyn.

Hearing closed—Laid over from December 6, 1960 to December 20, 1960, for inspection and decision; then to January 10, 1961, for inspection and decision; inspection was postponed due to inclement weather.

## 586-60-BZ

APPLICANT—James E. Vassalotti for Prospect Realty Company, owner.

SUBJECT—Application July 29, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the erection of a six story multiple dwelling exceeding more than the permitted area coverage.

PREMISES AFFECTED—180-185 Prospect Park South West, west side, 104 feet 15½ inches south of Reeve Place, 54-56 and 70 Reeve Place, and 227-237 Sherman Street, Block 5279, Lots 19, 29, 38, 39 and 40, Borough of Brooklyn.

Hearing closed—Laid over from December 6, 1960 to December 20, 1960, for inspection and decision; then to January 10, 1961, for inspection and decision; inspection was postponed due to inclement weather.

## 587-60-A

APPLICANT—James E. Vassalotti for Prospect Realty Company, owner.

SUBJECT—Application July 29, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law, Section 27, subdivision 2G of the Multiple Dwelling Law re—lot line courts from street to street.

PREMISES AFFECTED—180-185 Prospect Park South West, west side, 104 feet, 15½ inches south of Reeve Place, 54-56 and 70 Reeve Place, and 227-237 Sherman Street, Block 5279, Lots 19, 29, 38, 39 and 40, Borough of Brooklyn.

## 478-60-BZ

APPLICANT—Sidney H. Kitzler for Sam Lapera, owner.

SUBJECT—Application June 23, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, D area district, the construction of a one story extension to an existing store building and occupying more than the permitted area coverage.

PREMISES AFFECTED—2547 Cropsey Avenue and 282-294 Bay 41st Street, northeast corner, Block 6908, Lots 1 and 7, Borough of Brooklyn.

Hearing closed—Laid over from December 6, 1960 to December 20, 1960, for inspection and decision; then to January 10, 1961, for inspection and decision; inspection was postponed due to inclement weather.

MAX H. FOLEY, *Chairman.*

JANUARY 10, 1961, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 10, 1961, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 588-53-A—Vol. II

APPLICANT—Lama Proskauer and Prober for Henry Spellman, owner.

SUBJECT—Application reopened October 11, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re storage of combustibles.

PREMISES AFFECTED—5-17 East 102nd Street, north side, 100 feet east of Fifth Avenue, Block 1608, Lot 5, Borough of Manhattan.

## 577-60-A

APPLICANT—Hal I. Mirowitz for Investors Agency Incorporation, owner.

SUBJECT—Application July 27, 1960—Appeal from a decision of the Borough Superintendent, re—Frame structure.

PREMISES AFFECTED—151 Quincy Street, north side, 85 feet west of Bedford Avenue, Block 1971, Lot 35, Borough of Brooklyn.



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## 720-60-A

APPLICANT—Haus and Bresin for Frank McCauley, owner.

SUBJECT—Application September 28, 1960—Appeal from a decision of the Borough Superintendent re—installation gasoline tanks.

PREMISES AFFECTED—740 Atlantic Avenue, southwest corner of Carlton Avenue, Block 1170, Lot 35, Borough of Brooklyn.

## 1004-55-A—Vol. II

APPLICANT—Hady H. Craigwell for Mitchell-Royal Post 1095, Incorporated, American Legion, owner.

SUBJECT—Application reopened November 1, 1960 as Volume II—Appeal from a decision of the Borough Superintendent—re frame building—and egress.

PREMISES AFFECTED—1081 Boston Road, west side, 137.6 feet south of East 166th Street, Block 2607, Lot 67, Borough of The Bronx.

## 687-60-A

APPLICANT—Crinnion and Crinnion for Libby Goldstein, owner.

SUBJECT—Application September 20, 1960—Filed pursuant to Section 35 of the General City Law—re construction in bed of mapped street—Sedgwick Avenue.

PREMISES AFFECTED—2280 Sedgwick Avenue, east side, 320.41 feet south of West Fordham Road, Block 3225, Lot 143, Borough of The Bronx.

## 688-60-A

APPLICANT—Max Gottesman, owner; Checkmaster, Incorporated, lessee.

SUBJECT—Application September 20, 1960—Appeal from an order and a decision of the Fire Commissioner re—bars on windows.

PREMISES AFFECTED—302-304 East 111th Street, south side, 100 feet east of Second Avenue, Block 1682, Lots 47 and 48, Borough of Manhattan.

## 700-60-A

APPLICANT—Albert Melniker for Ecce Realty Company, Incorporated, owner.

SUBJECT—Application September 22, 1960—Appeal from a decision of the Borough Superintendent re—Marquee.

PREMISES AFFECTED—520-528 Bay Street and 40-50 Sand Street, southwest corner, Block 512, Lot 1, Stapleton, Borough of Richmond.

## 709-60-A

APPLICANT—Empire Hardware Company, lessee for J. Schiller, owner.

SUBJECT—Application September 26, 1960—Appeal from an order and a decision of the Fire Commissioner re—wet automatic sprinkler.

PREMISES AFFECTED—1307 Beach Channel Drive, northwest corner of Mott Avenue, Block 15661, Lot 1, Far Rockaway, Borough of Queens.

## 741-60-A

APPLICANT—Crinnion and Crinnion for 37 Holding Corporation, owner.

SUBJECT—Application October 5, 1960—Appeal from a decision of the Borough Superintendent re—review of decision of the Borough Superintendent—Class B use.

PREMISES AFFECTED—512-516 West End Avenue and 282 West 85th Street, southeast corner, Block 1232, Lot 61, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

JANUARY 17, 1961, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 17, 1961, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 480-60-BZ

APPLICANT—Victor G. Madonia for Ferdinando Redavid, owner.

SUBJECT—Application June 24, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residential use, G-1 area district, the conversion of a one family dwelling to a two family dwelling with a new one story extension at the rear, and having a side yard less than 5'-0" on the north side.

PREMISES AFFECTED—45-24 159th Street, west side, 220 feet south of 45th Avenue, Block 5437, Lot 62, Flushing, Borough of Queens.

Laid over from December 6, 1960, to January 17, 1961, for hearing and decision; applicant to send out new twenty day notices.

## 481-60-BZ

APPLICANT—Victor G. Madonia for Frances Vella, owner.

SUBJECT—Application June 24, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the conversion of an existing one family dwelling to a two family dwelling.

PREMISES AFFECTED—67-48 165th Street, west side, 90 feet north of 69th Avenue, Block 6918, Lot 63, Flushing, Borough of Queens.

Laid over from December 6, 1960, to January 17, 1961, for hearing; applicant to send out new twenty day notices.

## 805-59-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Bulova Watch Company, Incorporated, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking of motor vehicles of the executives, employees and students attending the owner's school of watch making.

PREMISES AFFECTED—40-41 to 40-47 61st Street, east side, 227.43 feet north of 43rd Avenue, and 40-40 to 40-46 62nd Street, Block 1336, Lots 17 and 70, Woodside, Borough of Queens.

## 602-60-BZ

APPLICANT—Lama, Proskauer and Prober for Milton Geller, owner.

SUBJECT—Application August 8, 1960—decision of the Borough Superintendent, under Section 21 of Zoning Resolution, to permit in a G-1 area district the erection of an open porch encroaching upon the required rear yard, without the required setback and occupying more than the permitted area.

PREMISES AFFECTED—136 B. 138th Street, east side, 676.92 feet south of Rockaway Beach Boulevard, Block 777, Lot 59, Belle Harbor, Borough of Queens.

## 628-60-BZ

APPLICANT—Salvati and Son for Alphonso Franco, owner.

SUBJECT—Application August 18, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the extension of use of an existing store and dwelling, to a new building to be built on the same lot.

PREMISES AFFECTED—3302-3306 Canal Avenue and 2744 West 33rd Street, southwest corner, Block 6980, Lot 12, Borough of Brooklyn.

## 463-60-BZ

APPLICANT—Aaron Halpern for Hampton House, owner; The Pub Restaurant, Incorporated, lessee.

SUBJECT—Application June 17, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, premises to be used as a parking lot for the parking



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and storage of motor vehicles in addition to the parking of cars of employees and patrons of the restaurant on Lot 19 adjoining site and for the conjunctive use with the neighboring restaurant, and secondarily usage for neighborhood parking.

**PREMISES AFFECTED**—123-32 82nd Avenue, south side, 80.97 feet west of Queens Boulevard, Block 3359, Lot 13, Kew Gardens, Borough of Queens.

## 497-60-BZ

**APPLICANT**—John F. Fitzsimmons for Maria Napolitano, owner; Martha Schneidmuller, lessee.

**SUBJECT**—Application June 30, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—135-22 Centreville Street, west side, 29.92 feet south of Pitkin Avenue, and 97-04 Pitkin Avenue, Block 11534, Lot 1, Ozone Park, Borough of Queens.

## 763-60-BZ

**APPLICANT**—Simeon Heller and George J. Meltzer for Pvt. Louis Blum Post 115, Jewish War Veterans of the United States, owner.

**SUBJECT**—Application October 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story structure occupying more than the permitted area coverage.

**PREMISES AFFECTED**—38-17 Parsons Boulevard, east side, 150.19 feet south of 38th Avenue, Block 5024, Lot 8, Flushing, Borough of Queens.

## 621-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Elias Lieberman and Grace Todd, owners.

**SUBJECT**—Application August 16, 1960—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales ground sign with parking and storage of motor vehicles on the portion of plot unbuilt upon for a term of twenty (20) years.

**PREMISES AFFECTED**—131-31 to 131-39 (131-35 official) Springfield Boulevard and 216-01 to 216-09 132nd Avenue, northeast corner, Block 12922, Lot 125, Springfield, Borough of Queens.

## 717-60-BZ

**APPLICANT**—Albert Melniker for Jaywit Developers Incorporated, owner.

**SUBJECT**—Application September 28, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station and accessory uses including car washing, minor motor vehicle repairs with hand tools only, parking and storage of more than five cars with business entrances and show windows.

**PREMISES AFFECTED**—2052 Victory Boulevard and 7 Bradley Avenue, southeast corner, Block 724, Lot 1, Fairview Heights, Borough of Richmond.

## 718-60-A

**APPLICANT**—Albert Melniker for Jaywit Developers, Incorporated, owner.

**SUBJECT**—Application September 28, 1960—Filed pursuant to Section 35 of the General City Law—re curb cuts in bed of mapped street.

**PREMISES AFFECTED**—2052 Victory Boulevard and 7 Bradley Avenue, southeast corner, Block 724, Lot 1, Fairview Heights, Borough of Richmond.

## 782-60-BZ

**APPLICANT**—H. M. Cole for 64th Street Associates, owner.

**SUBJECT**—Application October 25, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a restricted retail and residence use district, the change in occupancy of an existing four story and basement building from a one family dwelling to doctors' offices extending into the residence portion of the premises.

**PREMISES AFFECTED**—164 East 64th Street, south side, 90 feet east of Lexington Avenue, Block 1398, Lot 49, Borough of Manhattan.

## 783-60-A

**APPLICANT**—H. M. Cole for 64th Street Associates, owner.

**SUBJECT**—Application October 25, 1960—Appeal from a decision of the Borough Superintendent re—Class 3 building, commercial use, doctor's office re—stair enclosure.

**PREMISES AFFECTED**—164 East 64th Street, south side, 90 feet east of Lexington Avenue, Block 1398, Lot 49, Borough of Manhattan.

## 153-55-BZ

**APPLICANT**—Patrick D. Concagh for Jessie Millefiori, owner.

**SUBJECT**—Application reopened December 6, 1960 for consideration as to extension of term of variance, expired November 22, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, the maintenance of auto repair, body, fender and spraying shop.

**PREMISES AFFECTED**—2955-2957 Boston Road, west side, 95.93 feet south of Adea Avenue, Block 4555, Lot 26, Borough of The Bronx.

## 1000-54-BZ

**APPLICANT**—Andrew DiCamillo for Mary J. Lange and Catherine Motola, owners.

**SUBJECT**—Application reopened December 6, 1960 for consideration as to extension of term of variance, expired June 28, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot to be extended into the residence use district portion of plot.

**PREMISES AFFECTED**—9007-9011 3rd Avenue, east side, 59 feet 1¼ inches south of 90th Street and 318-324 90th Street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn.

## 777-46-BZ

**APPLICANT**—Leonard F. Rothkrug for Errera Bros., owner.

**SUBJECT**—Application reopened December 6, 1960 for consideration as to extension of term of variance, expired November 29, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a local retail use district, the manufacturing of wearing apparel.

**PREMISES AFFECTED**—62 Tompkins Avenue, west side, 75 feet north of Floyd Street, Block 1739, Lot 42, Borough of Brooklyn.

## 613-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for David Minkin, owner.

**SUBJECT**—Application July 20, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, D area district, the erection of a one story and cellar store building occupying more than the permitted area coverage.



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without the required rear yard and with the loading and unloading area and curb cut in the residence use portion of the plot.

**PREMISES AFFECTED**—97-14 to 97-22 63rd Road, south side, 102.97 feet east of 97th Street, and 97-11 63rd Drive, Block 2089, Lots 6, 8, 9, 40 and 111, Rego Park, Borough of Queens.

**Hearing closed**—Laid over from December 13, 1960, to January 17, 1961, for inspection and decision; applicant to submit new drawing.

## 507-60-BZ

**APPLICANT**—Sidney H. Kitzler for Anthony Celifarco, owner.

**SUBJECT**—Application July 6, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the construction of a one story extension to the rear of an existing building and occupy the premises for baling and storage of rags and paper waste.

**PREMISES AFFECTED**—645 4th Avenue, east side, 73 feet 6½ inches south of 19th Street, Block 637, Lot 5, Borough of Brooklyn.

**Hearing closed**—Laid over from December 13, 1960, to January 17, 1961, for inspection and decision.

## 549-60-BZ

**APPLICANT**—Crinnion and Crinnion for David Freedman, owner.

**SUBJECT**—Application July 19, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction, alteration and extension of the present buildings and extend the present permitted use of office, manufacturing of mattresses and the storage of mattresses and metal springs.

**PREMISES AFFECTED**—525 Compton Avenue, southwest corner of Stephens Avenue, Block 3476, Lot 40, Borough of The Bronx.

**Hearing closed**—Laid over from December 13, 1960, to January 17, 1961, for inspection and decision.

## 886-48-BZ—Vol. II

**APPLICANT**—Leonard Joseph for Seagirt Realty Co., owner; Arverne Auto and Fender Works, Inc., lessee.

**SUBJECT**—Application reopened October 18, 1960 for consideration as to extension of term of variance as to welding, expired May 24, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district the continuation of existing body and fender repair shop, spraying, painting and welding. (Zoning changed to manufacturing use.)

**PREMISES AFFECTED**—71-10 Beach Channel Drive, west side, 156.78 feet north of Beach 72nd Street and 348 Beach 72nd Street, Block 537, Lot 14, Arverne, Borough of Queens.

**Hearing closed**—Laid over from November 29, 1960, to December 13, 1960, for applicant to file decision of Borough Superintendent and for decision of the Board; applicant to be notified; then to January 17, 1961, for decision; applicant to submit new decision from Borough Superintendent.

## 846-59-BZ

**APPLICANT**—Herman Kron for L.B. Oil Company Incorporated, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the present uses to include car wash, auto repairs, sales of accessories and used cars, ground sign and parking and storage of more than 5 motor vehicles.

**PREMISES AFFECTED**—32-54 Highland Boulevard, 1731-1741 Bushwick Avenue, northeast corner of Gillin Place, Block 3481, Lots 16 and 7, Borough of Brooklyn.

**Hearing closed**—Laid over from October 11, 1960, for continued hearing to November 15, 1960, and for inspection and decision; applicant to send out new twenty day notices; then to November 29, 1960, for applicant to consult Board's engineer as to applicable section of Zoning Resolution, obtain Building Department decision if additional lot is included in application; and for inspection and decision; then to December 13, 1960, for inspection and decision; revised drawing to be filed by applicant; then to January 17, 1961, for decision; applicant to file revised drawing.

## 354-60-BZ

**APPLICANT**—Charles M. Spindler for Reo Properties, Incorporated, owner; Socony Mobil Oil Company Incorporated, lessee.

**SUBJECT**—Application May 10, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted use district, extending into a business district, the erection of a gasoline service station together with its accessory uses of lubricatorium, auto washing (non-automatic) office, sales of accessories, minor repairs with hand tools only, safety inspection, parking and storage of motor vehicles and ground sign.

**PREMISES AFFECTED**—3912-3934 New Utrecht Avenue and 929-943 40th Street, northwest corner, Block 5583, Lots 18 and 30, Borough of Brooklyn.

**Hearing closed**—Laid over from November 29, 1960 date to be set, for inspection and decision; applicant to send out new twenty-day notices; then to January 17, 1961, for inspection and decision.

## 274-59-BZ—Vol. II

**APPLICANT**—Crinnion and Crinnion for Amato Recine, owner.

**SUBJECT**—Application reopened July 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a private parking lot for the patrons of the catering establishment on Block 4743, Lot 8.

**PREMISES AFFECTED**—3356-3358 Eastchester Road and 1510-1514 Tillotson Avenue, southeast corner, Block 4744, Lots 1 and 62, Borough of The Bronx.

**Hearing closed**—Laid over from December 13, 1960, for hearing, to December 20, 1960, at request of objector; then to January 17, 1961, for inspection and decision.

## 634-60-BZ

**APPLICANT**—Aaron Halperin for Frances P. Headley, owner.

**SUBJECT**—Application August 23, 1960—decision of the Borough Superintendent, under Sections 7e, 7f, 7g, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, erection of a new gasoline service station with a non-automatic auto laundry, minor repairs with hand tools only, auto safety inspection station and parking and storage of motor vehicles.

**PREMISES AFFECTED**—45 Elizabeth Avenue, southwest corner of Richmond Terrace, Block 150 Lots 9 and 156, Stapleton, Borough of Richmond.

**Hearing closed**—Laid over from December 13, 1960, to December 20, 1960, for hearing at the request of the objectors; then to January 17, 1961, for inspection and decision.

## 606-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Sadie Abato, owner.

**SUBJECT**—Application August 10, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of a junk yard for a term of fifteen (15) years.



# CALENDAR

**PREMISES AFFECTED**—2645-2647 Mill Road, north side, 24 ft. 11½ in. west of Bay 44th Street, 214-218 Bay 44th Street, Block 6911, Lot 44, Borough of Brooklyn.

**Hearing closed**—Laid over from December 20, 1960, to January 17, 1961, for inspection and decision.

## 607-60-A

**APPLICANT**—Lama, Proskauer and Prober for Sadie Abato, owner.

**SUBJECT**—Application August 10, 1960—Appeal from a decision of the Borough Superintendent re—Corrugated metal, frame shed for business use.

**PREMISES AFFECTED**—2645-2647 Mill Road, north side, 24 feet, 11½ inches west of Bay 44th Street, 214-218 Bay 44th Street, Block 6911, Lot 44, Borough of Brooklyn.

## 633-60-BZ

**APPLICANT**—Haus and Bresin for Tidewater Oil Company, owner.

**SUBJECT**—Application August 24, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the alteration and rearrangement of an existent gasoline service station and extend the uses to include lubritorium, car washing (non-automatic), office, sale of accessories, minor repairs with hand tools only and extension of the area for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—122-01 to 122-09 Merrick Boulevard and 175-02 to 175-10 Baisley Boulevard, northeast corner, Block 12480, Lots 1, 7, 47, St. Albans, Borough of Queens.

**Hearing closed**—Laid over from December 20, 1960, to January 17, 1961, for inspection and decision; applicant to amend application and obtain new decision from Borough Superintendent.

## 682-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Dora Wittenstein, owner.

**SUBJECT**—Application September 20, 1960—decision of the Borough Superintendent, under Sections 7c, 7e and 21 of the Zoning Resolution, to permit in a local retail and residence F F area district, the erection of a one and two story structure for retail shopping center consisting of a large supermarket, retail stores and bowling alleys with accessory patron and employee parking extending into the residence district, the building occupying more than the permitted area and without all of the required setbacks and loading and unloading curb cut within 50 ft. of the corner.

**PREMISES AFFECTED**—843-901 Elderts Lane, southeast corner of Linden Boulevard, block bounded by Linden Boulevard, Loring Avenue, Forbell Avenue and Elderts Lane, Block 4492, Lots 1, 16 and 29, Borough of Brooklyn.

**Hearing closed**—Laid over from December 20, 1960, to January 17, 1961 for inspection and decision; applicant to correct drawings and obtain a new decision of the Borough Superintendent.

## 340-48-BZ—Vol. III

**APPLICANT**—Carl H. Salminen for Frank Amoruso and Thomas Lombardo, owners.

**SUBJECT**—Application reopened October 4, 1960 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the construction and maintenance of an automatic car washing establishment with parking and storage of more than five (5) motor vehicles when the car washing establishment is closed.

**PREMISES AFFECTED**—135-20 35th Avenue and 35-06 Linden Place, southwest corner, Block 4959, Lots 18 and 20, Flushing, Borough of Queens.

**Hearing closed**—Laid over from December 20, 1960, to January 17, 1961, for inspection and decision.

## 319-53-BZ—Vol. II

**APPLICANT**—Samuel Rosenblum for Rose Spector, owner.

**SUBJECT**—Application reopened October 18, 1960 as Volume II—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), office and parking and storage of more than five (5) motor vehicles for a term of twenty (20) years.

**PREMISES AFFECTED**—3561 Eastchester Avenue and 1135 East 222nd Street, northwest corner, Block 4900, Lot 2, Borough of the Bronx.

**Hearing closed**—Laid over from December 20, 1960, to January 17, 1961, for inspection and decision.

## 574-59-BZ—Vol. II

**APPLICANT**—Burke and Groh for Trans-Lux Theaters Corporation, owner; Crest Lanes, lessee.

**SUBJECT**—Application reopened June 28, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and local retail district, a change of use from a motion picture theatre to a bowling alley and parking area, under the authority vested in the Board by Sections 7e and 7h of the Zoning Resolution.

**PREMISES AFFECTED**—1143-1151 Ogden Avenue, west side, 100 feet south of Union Place, Block 2526, Lot 95, Borough of the Bronx.

**Hearing closed**—Laid over from December 20, 1960, to January 17, 1961, for inspection and decision.

## 7-56-BZ—Vol. II

**APPLICANT**—Murray L. White for Claribel Knapp, owner.

**SUBJECT**—Application reopened October 18, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with attendant's shack for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—88-22 182nd Street, west side, 175 feet north of 89th Avenue, Block 9917, Lots 11 and 56, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from December 20, 1960, to January 17, 1961, for inspection and decision.

## 653-60-BZ

**APPLICANT**—Haus and Bresin for Playland Center, Incorporated, owner.

**SUBJECT**—Application September 9, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the construction and maintenance of a parking lot for patrons of the adjoining children's Amusement Park, for a temporary term of five (5) years.

**PREMISES AFFECTED**—92-01 to 92-07 164th Avenue and 163-51 92nd Street, northeast corner, Block 14076, Lot 137, Howard Beach, Borough of Queens.

**Hearing closed**—Laid over from December 20, 1960 to January 17, 1961, for inspection and decision.

## 209-46-BZ—Vol. VI

**APPLICANT**—Carl H. Salminen for H. M. Williams Chevrolet Incorporated, owner.

**SUBJECT**—Application reopened September 20, 1960 as Volume VI—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present accessory parking to an existing automobile showroom.

**PREMISES AFFECTED**—94-05 Northern Boulevard and 32-02 to 32-60 Junction Boulevard, northwest corner, Block 1423, Lots 1, 2 and 45, Jackson Heights, Borough of Queens.



# CALENDAR

Hearing closed—Laid over from December 20, 1960 to January 17, 1961, for inspection and decision.

## 562-60-BZ

APPLICANT—Sampson Levy for John and Henry Tanabe, Thelma R. Stern, Isadore and Phyllis Rubin and Henry and Beverly Nieves, owners.

SUBJECT—Application July 20, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit the erection of a six story multiple dwelling on a plot partly in a "C" area district and partly in an E-1 area district with less than the required setback, occupying more than the permitted area coverage and exceeding the permitted floor area ratio.

PREMISES AFFECTED—2-26 Rugby Road and 1308-1326 Caton Avenue, southwest corner, Block 5074, Lots 4, 6, 12 and 14, Borough of Brooklyn.

Hearing closed—Laid over from December 20, 1960, to January 17, 1961, for inspection and decision.

## 406-60-BZ

APPLICANT—Oscar A. Bloustein for Park-Nostrand Corporation, owner.

SUBJECT—Application May 25, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sales, minor repairs with hand tools only, and parking and storage of more than five (5) cars, sale of auto accessories, storage and ground sign, all for a term of fifteen (15) years.

PREMISES AFFECTED—3994-4004 Nostrand Avenue and 3691 Shore Parkway, northwest corner, Block 7501, Lot 224, Borough of Brooklyn.

Hearing closed—Laid over from December 20, 1960, to January 17, 1961, for inspection and decision.

## 285-59-BZ—Vol. II

APPLICANT—Elliot Saltzman for Zinzi and Sons, owner.

SUBJECT—Application reopened September 27, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, B area district, the construction of a two story extension to an existing building occupying more than the permitted area and extend the present legal use of Junk Shop into the proposed extension.

PREMISES AFFECTED—1156 Simpson Street, east side, 149 feet, 9 inches, south of Home Street, Block 2728, Lot 11, Borough of The Bronx.

Hearing closed—Laid over from December 20, 1960, to January 17, 1961, for inspection and decision.

## 286-59-A—Vol. II

APPLICANT—Elliot Saltzman for Zinzi and Sons, owners.

SUBJECT—Application reopened September 27, 1960 as Volume II—appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—1156 Simpson Street, east side, 149 feet, 9 inches south of Home Street, Block 2728, Lot 11, Borough of The Bronx.

## 416-60-BZ

APPLICANT—McInerney and Mulvaney for Springfield, L. I., Cem. Soc., and Tres Dor Realty Company, Incorporated, owners.

SUBJECT—Application May 26, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building in a retail use district which is to be used for the repair of motor operated cemetery equipment and as a locker room for cemetery employees and the parking and storage of motor vehicles in an area which lies partly in the retail use and partly in an adjoining residence use district.

PREMISES AFFECTED—121-22 to 121-58 (121-30 official) and 121-72 to 121-90 Springfield Boulevard and 99-01 to 99-19 122nd Avenue, northwest corner, and 199-02 to

202-94 Nashville Boulevard, Block 12695, Lots 1, 25, 21, 35, 47, 52, 81, 83 and 102, Springfield, Borough of Queens.

Hearing closed—Laid over from December 20, 1960, to January 17, 1961, for inspection and decision.

## 668-60-BZ

APPLICANT—Charles A. Buckley, Jr., for Saul Furman and Abraham Marchison, owners.

SUBJECT—Application September 14, 1960—decision of the Borough Superintendent, under Sections 21 and 19B(e) of the Zoning Resolution, to permit in a residence use, E and D area district, the erection of a multiple dwelling occupying more than the permitted area coverage and floor area in the E area portion of the plot and less than the required parking spaces.

PREMISES AFFECTED—775-779 Waring Avenue, north side, from Wallace Avenue to Barnes Avenue, 2400-2416 Wallace Avenue, 2401-2417 Barnes Avenue, Block 4436, Lots 1, 3, 4, 6, 8, 10, 50 and 51, Borough of the Bronx.

Hearing closed—Laid over from December 20, 1960 to January 17, 1961, for inspection and decision.

## 632-60-BZ

APPLICANT—Joshua Brown for Cardinal Distributors, Incorporated, owner.

SUBJECT—Application August 23, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a retail and residence use district, the rehabilitation of an existing beer and liquor wholesale distributing establishment by the erection of a new warehouse and office building to include the existing masonry warehouse, facing Union Avenue, the proposed building exceeds the permitted area coverage and encroaches on the required rear yard, the brick structure and curb cut located in the residence portion to be retained.

PREMISES AFFECTED—2920 Richmond Terrace, south side, 78.89 feet west of DeHart Avenue, Block 1213, Lot 75, Mariners Harbor, Borough of Richmond.

Hearing closed—Laid over from December 13, 1960, to December 20, 1960, for continued hearing at request of objectors; then to January 17, 1961, for inspection and decision.

## 603-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Hantman Associates, owner.

SUBJECT—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—241-09 to 241-21, (241-15 official), Northern Boulevard and 44-36 to 44-42 Douglaston Parkway, northwest corner, Block 8092, Lot 39, Douglaston, Borough of Queens.

Hearing closed—Laid over from September 27, 1960, for hearing to November 15, 1960, at the request of the applicant; then to December 13, 1960, for inspection and continued hearing; then to December 20, 1960 for continued hearing; then to January 17, 1961, for inspection and decision; applicant to submit revised drawings.

MAX H. FOLEY, *Chairman.*

JANUARY 17, 1961, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 17, 1961, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 483-60-SA

APPLICANT—Dixie Products, Incorporated, owner; Eli A. Finn, agent.



# CALENDAR

**SUBJECT**—Application June 27, 1960—Dixie Gas Range Models 10F, 16F, 340, 240, 4530, 4610 and 4710, Series, approval of.

**905-55-SM**

**APPLICANT**—The National Gypsum Company, owner—fire resistive floor construction.

**1025-57-SM**

**APPLICANT**—W. J. Plander, Inc., owner—masonry units.

**330-59-SA**

**APPLICANT**—Gordon & Piatt, Inc., owner—conversion burners.

**375-59-SM**

**APPLICANT**—Adams Manufacturing Co., owner—gas conversion burner.

**604-59-SM**

**APPLICANT**—Concrete Plank Company, Inc., owner—fire resistive floor construction.

**284-60-SM**

**APPLICANT**—Tnemec Company, Inc., owner—shop primer and field coat of structural steel.

**317-60-SM**

**APPLICANT**—Hyzer & Lewellen, owner—4 hour fire resistive floor construction.

**376-60-SA**

**APPLICANT**—The Sands Manufacturing Company, owner—gas hot water heater.

**420-60-SA**

**APPLICANT**—Bryan Steam Corporation, owner—gas-fired boiler.

**421-60-SA**

**APPLICANT**—Bryan Steam Corporation, owner—oil-fired boiler.

**453-60-SA**

**APPLICANT**—The Patterson-Kelley Company, Inc., owner—gas-fired hot water heater.

**611-60-A**

**APPLICANT**—Charles N. Whinston for 673 Madison Realty Corporation, owner.

**SUBJECT**—Application August 31, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 172 (2a) of the Multiple Dwelling Law re—increase in height.

**PREMISES AFFECTED**—673 Madison Avenue, northeast corner of East 61st Street, Block 1376, Lot 21, Borough of Manhattan.

**637-60-A**

**APPLICANT**—Mortimer E. Freehof for Fealan Corporation, owner.

**SUBJECT**—Application August 30, 1960—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 34, subdivision 6 and Section 177 of the Multiple Dwelling Law re—Cellar occupancy re yard.

**PREMISES AFFECTED**—104 East 30th Street, south side, 80 feet east of Park Avenue South (4th Avenue), Block 885, Lot 86, Borough of Manhattan.

**393-60-A**

**APPLICANT**—Buddy Knitwear, Incorporated, lessee; W.M.R. Realty Corporation, owner.

**SUBJECT**—Application May 19, 1960—Appeal from an order of the Fire Commissioner re—Bars on windows, purpose of egress.

**PREMISES AFFECTED**—129-131-135 Cooper Street, west side, 150 feet south of Central Avenue, Block 3434, Lot 42, Borough of Brooklyn.

**728-60-A**

**APPLICANT**—Andrew Di Camillo for Louis Kotler, owner.

**SUBJECT**—Application September 29, 1960—Appeal from a decision of the Borough Superintendent re—egress.

**PREMISES AFFECTED**—1301-1313 West 7th Street and 6505-6509 Bay Parkway, southeast corner, Block 6578, Lot 1, Borough of Brooklyn.

**735-60-A**

**APPLICANT**—Socony Mobil Oil Company Incorporated, owner.

**SUBJECT**—Application October 3, 1960—Appeal from a decision of the Fire Commissioner re—Packaging of inflammable mixture known as "Mobil Crystal Clear Super Solvent" in 16-ounce Polyethylene containers in New York City (containers not in conformity with Administrative Code requirements.

**742-60-A**

**APPLICANT**—Frederick C. Genz for The New York Friends Group, Incorporated, owner.

**SUBJECT**—Application October 6, 1960—Appeal from a decision of the Borough Superintendent re—class 3 Construction, use of 4th floor for living quarters.

**PREMISES AFFECTED**—218 East 18th Street, south side, 248 feet east of Third Avenue, Block 898, Lot 46, Borough of Manhattan.

**765-60-A**

**APPLICANT**—Paul Friedman for Carnegie Endowment for International Peace, owner; Chase Manhattan Bank, lessee.

**SUBJECT**—Application October 19, 1960—Appeal from decisions of the Borough Superintendent re—signs in vicinity of U.N.

**PREMISES AFFECTED**—825 United Nations Plaza, and 345 East 46th Street, northwest corner, Block 1339, Lot 19, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

**JANUARY 20, 1961, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, January 20, 1961, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

**438-60-SR**

**APPLICANT**—Thomas J. Hartnett, Deputy Assistant Chief, Fire Department.

**SUBJECT**—Request of the Fire Department for the Adoption of Rules to Supplement the Mandatory Requirements of Section 280 of The Labor Law as Amended by the New York State Legislature by Adoption of Chapter 854 of The Laws of 1959.

MAX H. FOLEY, *Chairman.*

**JANUARY 24, 1961, 10 A. M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 24, 1961, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

**845-39-BZ—Vol. IV**

**APPLICANT**—Charles M. Spindler for Harris Goody Realty Corporation, owner.



# CALENDAR

**SUBJECT**—Application reopened October 18, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline station, and re-establishment of the permanent variance granted by the resolution adopted January 30, 1940 under Volume I and to continue the parking as a permitted use.

**PREMISES AFFECTED**—253-263 Empire Boulevard and 369-379 Rogers Avenue, northeast corner, Block 1308, Lot 1, Borough of Brooklyn.

## 527-60-BZ

**APPLICANT**—Morton S. Cahn for Strogold Construction Company, Incorporated, owner; Gee-Kay Service Center, lessee.

**SUBJECT**—Application July 8, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction and rearrangement of the existing gasoline service station.

**PREMISES AFFECTED**—98-120 Livonia Avenue and 2135-2145 Strauss Street, southeast corner, Block 3584, Lot 26, Borough of Brooklyn.

## 508-60-BZ

**APPLICANT**—Julius S. Rapson for Murlesh Realty Corporation, owner.

**SUBJECT**—Application July 6, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a manufacturing use, D area district, the erection of a one story extension to the present factory occupying more than the permitted area coverage.

**PREMISES AFFECTED**—97-35 133rd Avenue, northeast corner of 99th Street, Block 11490, Lots 90 and 100, Ozone Park, Borough of Queens.

## 509-60-A

**APPLICANT**—Julius S. Rapson for Murlesh Realty Corporation, owner.

**SUBJECT**—Application July 6, 1960—Filed pursuant to Section 35 of Art 3 of the General City Law re—extension of factory in bed of mapped street.

**PREMISES AFFECTED**—97-35 133rd Avenue, northeast corner of 99th Street, Block 11490, Lots 90 and 100, Ozone Park, Borough of Queens.

## 701-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Albert and Alphonse Celentano, owners.

**SUBJECT**—Application September 22, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story and part cellar building for occupancy as a motor vehicle repair shop including body and fender work, painting and spraying, welding, lubricating, two gasoline tanks and pumps for owner's use, office and store room, curb cuts and signs and parking and storage of cars and trucks awaiting service on the unbuilt upon portion of the lot for a term of twenty (20) years.

**PREMISES AFFECTED**—727 Brush Avenue, west side, 603.62 feet north of Randall Avenue, Blocks 5560, Lot 62, Borough of The Bronx.

## 1004-57-BZ—Vol. II

**APPLICANT**—Henry J. Nurick for Palma Campbell, owner.

**SUBJECT**—Application reopened June 14, 1960 as Volume II—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the increase in the area of the plot and extend the term of the variance to permit the continuance of the present use of motor vehicle repair shop as previously granted by the Board which will expire June 28, 1962.

**PREMISES AFFECTED**—434-440 Manhattan Avenue, southeast corner of Bayard Street, Block 2724, Lot 7, Borough of Brooklyn.

## 647-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Kalmon Dolgin Company, owner; Strauss Stores Corporation, owner.

**SUBJECT**—Application September 7, 1960—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the addition of minor auto repairs consisting primarily of auto muffler and tail pipe changing using an acetylene torch to the existing occupancy of retail auto accessories stores with drive-in service department, all for a temporary term of fifteen (15) years.

**PREMISES AFFECTED**—6907-6909 Fresh Pond Road, northeast corner, of 70th Avenue, Block 3629, Lot 2, Ridgewood, Borough of Queens.

## 906-59-BZ

**APPLICANT**—Julius S. Rapson for Geno Bandini, owner.

**SUBJECT**—Application December 31, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the maintenance of the present two story, two family dwelling without the required side yard due to the subdivision of the plot.

**PREMISES AFFECTED**—242-01 North Conduit Avenue, northeast corner of 242nd Street, Block 13257, Lot 10, Rosedale, Borough of Queens.

## 752-60-BZ

**APPLICANT**—Julius S. Rapson for Geno Bandini, owner.

**SUBJECT**—Application October 11, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the maintenance of the present one family dwelling without the required side yard, due to the subdivision of the original plot.

**PREMISES AFFECTED**—138-35 242nd Street, east side, 50.99 feet north of North Conduit Avenue, Block 13257, Lot 13, Rosedale, Borough of Queens.

## 268-59-BZ

**APPLICANT**—William Gillman for Darwin Credit Agency Incorporated, owner.

**SUBJECT**—Application April 20, 1959—decision of the Borough Superintendent, under Sections 7j and 21 of the Zoning Resolution, to permit in a residence use, F area district, the maintenance of a trailer camp without the required rear yard and setback.

**PREMISES AFFECTED**—128-08 to 128-10 160th Street, south side, 50 feet east of 128th Avenue, Block 12266, Lot 48, Jamaica, Borough of Queens.

## 513-60-A

**APPLICANT**—William Gillman for Darwin Credit Agency Incorporated, owner.

**SUBJECT**—Application July 5, 1960—Filed pursuant to Section 36, Article 3, of General City Law re—trailer camp, trailers not facing legal street and an appeal from the Borough Superintendent re—construction, plumbing and drainage.

**PREMISES AFFECTED**—128-08 to 128-10 160th Street, south side, 50 feet east of 128th Avenue, Block 12266, Lot 48, Jamaica, Borough of Queens.

## 409-56-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Flygo Holding Corporation, owner; Quartite Creative Corporation, lessee.

**SUBJECT**—Application reopened September 13, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use C and D area district the addition of



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a two story extension to an existing building used for manufacturing and storage of lamps with ordinary accessory uses, occupying more than the permitted area, all for a temporary term of twenty (20) years.  
**PREMISES AFFECTED**—134-01 to 134-19 Dahlia Avenue, northeast corner of Crommelin Avenue, Block 5125, Lots 15 and 60, Flushing, Borough of Queens.

## 707-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Fifty States Realty Corporation, owner.

**SUBJECT**—Application September 26, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, ground sign, parking and storage of motor vehicles with signs and show window within 75 feet of a residence use district, for a term of twenty (20) years.

**PREMISES AFFECTED**—5201-5215 Avenue N and 1643-1653 East 52nd Street, Northeast corner, Block 7877, Lots 4, 5, 7, and 9, Borough of Brooklyn.

## 166-60-BZ

**APPLICANT**—Jerome W. Perlstein for 115-25 Metropolitan Avenue, Realty Corporation, owner.

**SUBJECT**—Application March 8, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the continuance of the present dancing school on the cellar floor in the southwest corner of an existing apartment house and extend the offices to include said area.

**PREMISES AFFECTED**—115-25 Metropolitan Avenue, and 116-02 Park Lane South, northeast corner, and 116-01 82nd Drive, Block 3323, Lot 1, Kew Gardens, Borough of Queens.

## 743-60-BZ

**APPLICANT**—Frederick A. Ketcher for Radcliff Estates Incorporated, owner; Panormus Dress and Blouse Company and Lavoil Blouse Company, Incorporated, lessee.

**SUBJECT**—Application October 6, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the use of the second floor of an existing building for manufacturing of a type permitted in a business use district exceeding the permitted five percent area.

**PREMISES AFFECTED**—979 Morris Park Avenue, northeast corner of Radcliff Avenue, Block 4126, Lot 40, Borough of The Bronx.

## 744-60-A

**APPLICANT**—Frederick A. Ketcher for Radcliff Estates Incorporated, owner; Panormus Dress and Blouse Company and Lavoil Blouse Company, Incorporated, lessee.

**SUBJECT**—Application October 6, 1960—Appeal from a decision of the Borough Superintendent—re means of egress.

**PREMISES AFFECTED**—979 Morris Park Avenue, northeast corner of Radcliff Avenue, Block 4126, Lot 40, Borough of The Bronx.

## 467-32-BZ—Vol. III

**APPLICANT**—Albert Melniker for Frances and Fred Surrey, owners; Isle Fuel Oil Service Company, lessee. Contract to purchase.

**SUBJECT**—Application reopened November 22, 1960 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-

automatic) minor auto repairs with hand tools only, sale of accessories and the parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—1745 Forest Avenue and 2 Leadley Place, north west corner and 841 Richmond Avenue, Block 1477, Lot 52, Port Richmond, Staten Island.

## 748-52-BZ—Vol. II

**APPLICANT**—Joseph Lau for Atlantic Electric Meter Corporation, owner.

**SUBJECT**—Application reopened November 1, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—313-315 West 51st Street, north side, 184.4 feet west of 8th Avenue, Block 1042, Lot 24, Borough of Manhattan.

## 374-60-BZ

**APPLICANT**—Max Siegel Associates for Fifth Washington Square Owning Corporation, owner; Park Square Garage Incorporated, lessee.

**SUBJECT**—Application May 16, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail and residence use district for a term of twenty one (21) years, the addition of limited transient parking in an existing multiple dwelling accessory garage for the surplus tenant spaces.

**PREMISES AFFECTED**—539-553 West Broadway, east side, from West 3rd Street to Bleecker Street, and 225-239 Mercer Street, Block 533, Lot 1 Borough of Manhattan.

## 375-60-A

**APPLICANT**—Max Siegel Associates for Fifth Washington Square Owning Corporation, owner; Park Square Garage Incorporated, lessee.

**SUBJECT**—Application May 16, 1960—Filed pursuant to Section 60 of the Multiple Dwelling Law—re Transient Parking in accessory Multiple Dwelling Garage.

**PREMISES AFFECTED**—539-553 West Broadway, east side, from West 3rd street to Bleecker Street, and 225-239 Mercer Street, Block 533, Lot 1 Borough of Manhattan.

## 323-41-BZ—Vol. II

**APPLICANT**—Harry A. Yarish for Harry Gleicher, owner.

**SUBJECT**—Application reopened December 13, 1960 for consideration as to extension of term of variance, expired October 11, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a business, residence and local retail use districts, the parking and storage of motor vehicles.

**PREMISES AFFECTED**—1709-1729 Surf Avenue and 2931-2947 West 19th Street, northeast corner, Block 7061, Lots 27, 31 and 36, Borough of Brooklyn.

## 170-43-BZ

**APPLICANT**—Leonard F. Rothkrug for Jules Epstein, owner.

**SUBJECT**—Application reopened December 13, 1960 for consideration as to extension of term of variance, expired June 1, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district, the maintenance of a business sign on East 187th Street front of building, said sign projection more than 18 inches beyond building line and not conforming with Zone Resolution.



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**PREMISES AFFECTED**—2402 Ryer Avenue and 250-254 East 187th Street, southeast corner, Block 3152, Lot 11, Borough of The Bronx.

**950-40-BZ—Vol. I**

**APPLICANT**—Lama, Proskauer and Prober for Waldwin Holding Corp., owner.

**SUBJECT**—Application reopened December 13, 1960 for consideration as to extension of term of variance, expires February 7, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the conversion of occupancy of the basement and 1st story of a residence building to an undertaking establishment.

**PREMISES AFFECTED**—7610-7614 4th Avenue, west side, 59 feet south of 76th Street, Block 5950, Lot 47, Borough of Brooklyn.

**433-57-BZ**

**APPLICANT**—Frederick A. Ketcher for Estate of Thomas P. Hicks, owner (George P. Hicks, Executor); William Goldstein, lessee.

**SUBJECT**—Application reopened December 13, 1960 for consideration as to amendment of resolution as to conditions of the variance—decision of the Borough Superintendent, previously granted on condition, under Sections 7h and 7i of the Zoning Resolution, permitting in a business use district, the extension of use of the existing gasoline service station to include motor vehicle repair shop with hand tools only and the parking of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

**PREMISES AFFECTED**—2216 Jerome Avenue, east side, 148 feet south of East 182nd Street, Block 3186, Lot 12, Borough of The Bronx.

**462-60-BZ**

**APPLICANT**—Leonard F. Rothkrug and Herbst and Rusciano for Rose Zumpano, owner.

**SUBJECT**—Application June 17, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the non-transient storage parking of pleasure type motor vehicles for a temporary term of ten (10) years.

**PREMISES AFFECTED**—3121 Heath Avenue, north side, 199.88 feet west of Fort Independence Street, Block 3261, Lots 172 through 177 and 248, Borough of The Bronx.

**Hearing closed**—Laid over from December 6, 1960 to December 20, 1960, for inspection and decision; then to January 24, 1961, for decision; applicant to submit new drawings.

MAX H. FOLEY, *Chairman*.

**JANUARY 24, 1961, 2 P.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 24, 1961*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**403-58-A—Vol. II**

**APPLICANT**—Joseph Schecter for Emma, Leo and Samuel Goodman, owners.

**SUBJECT**—Application reopened November 22, 1960 as Volume II—appeal from a decision of the Borough Superintendent, re—Egress.

**PREMISES AFFECTED**—13 East 16th Street, north side, 250 feet west of Union Square West, Block 844, Lot 10, Borough of Manhattan.

**498-59-A—Vol. II**

**APPLICANT**—Leonard Joseph for A. B. Realty Corporation, owner.

**SUBJECT**—Application reopened November 22, 1960 as Volume II—appeal from a decision of the Borough Superintendent re—Fire escape—second means of egress

**PREMISES AFFECTED**—225-227 West 36th Street, north side, 269.2 feet west of 7th Avenue, Block 786, Lot 29, Borough of Manhattan.

**188-60-A**

**APPLICANT**—Morton S. Cahn for Lipkin-Kahn, Incorporated, owner.

**SUBJECT**—Application March 11, 1960—Appeal from an order of the Fire Commissioner re—storage and use of liquefied chlorine.

**PREMISES AFFECTED**—151-06 88th Street, northeast corner of 151st Avenue, Block 11420, Lot 15, Howard Beach, Borough of Queens.

MAX H. FOLEY, *Chairman*.

**JANUARY 31, 1961, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 31, 1961*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

**193-60-BZ**

**APPLICANT**—Carl H. Salminen for Pietro Promutico, owner.

**SUBJECT**—Application March 15, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, D area district, the continuance of the present two story, one family dwelling and garage constructed under an alteration permit without the required rear yard for which a certificate of occupancy was not obtained.

**PREMISES AFFECTED**—32-03 Leavitt Street, east side, 10 feet south of 32nd Avenue, Block 4954, Lot 18, Flushing, Borough of Queens.

**194-60-A**

**APPLICANT**—Carl H. Salminen for Pietro Promutico, owner.

**SUBJECT**—Application March 15, 1960—Appeal from a decision of the Borough Superintendent, re—side yards, cellar and attic, exterior wood frame walls, etc.

**PREMISES AFFECTED**—32-03 Leavitt Street, east side, 10 feet south of 32nd Avenue, Block 4954, Lot 18, Flushing, Borough of Queens.

**72-54-BZ—Vol. II**

**APPLICANT**—Degenhardt, Miller and Lindberg for Flushing Hospital and Dispensary, owner.

**SUBJECT**—Application reopened September 20, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a private parking lot for use by the personnel of the hospital such as nurses, doctors, etc.

**PREMISES AFFECTED**—146-11 to 146-17 Elm Avenue (146-15 Official), north side, 101.83 feet East of Burling Street, Block 5198, Lot 39, Flushing, Borough of Queens.

**317-51-BZ—Vol. II**

**APPLICANT**—Simeon Heller and George J. Meltzer for Deepdale Gardens Third Corporation, owner.

**SUBJECT**—Application reopened December 6, 1955 as Volume II—re decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the change in use of a storage room on the cellar floor of an existing building at 60-20 Little Neck Parkway to a recreation room.



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**PREMISES AFFECTED**—60-20 Little Neck Parkway, southwest corner of 60th Avenue, Block 8359, Lot 6, Little Neck, Borough of Queens.

## 731-46-BZ—Vol. III

**APPLICANT**—Aaron Halpern for Thirty-Five Forty Thirtieth Street Corporation, owner.

**SUBJECT**—Application reopened June 1, 1960 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, the parking of cars of employees and patrons and loading and unloading in the residence use portion of the plot as accessory use to the present occupancy in the existing building. No fee to be charged.

**PREMISES AFFECTED**—35-38 to 35-44 30th Street (35-40 Official), west side, 92.61 feet north of 36th Avenue and 35-37 to 35-47 29th Street, Block 341, Lots 6 and 43, Long Island City, Borough of Queens.

## 406-38-BZ—Vol. II

**APPLICANT**—Lama Proskauer and Prober for Parking Realty, owner.

**SUBJECT**—Application reopened July 12, as Volume II—decision of Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, utility room, office and sales and parking and storage of motor vehicles with ground sign and curb cuts, show window and sign within 75 feet of a residence use district for a term of twenty (20) years.

**PREMISES AFFECTED**—65-73 Smith Street and 261-269 State Street, northeast corner, Block 170, Lot 1, Borough of Brooklyn.

## 788-60-BZ

**APPLICANT**—Reginald S. Hardy for Lorna Homes, Incorporated, owner.

**SUBJECT**—Application October 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the erection of a building within ten feet of the street line.

**PREMISES AFFECTED**—1081 East 57th Street, east side, 73 feet 9 inches north of Avenue K, Block 7805, Lot 9, Borough of Brooklyn.

## 789-60-BZ

**APPLICANT**—Reginald S. Hardy for Lorna Homes, Incorporated, owner.

**SUBJECT**—Application October 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the erection of a building within ten feet of the street line.

**PREMISES AFFECTED**—1085 East 57th Street, east side, 52 feet 6 inches north of Avenue K, Block 7805, Lot 8, Borough of Brooklyn.

## 790-60-BZ

**APPLICANT**—Reginald S. Hardy for Lorna Homes, Incorporated, owner.

**SUBJECT**—Application October 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the erection of a building within ten feet of the street line.

**PREMISES AFFECTED**—1091 East 57th Street, northeast corner of Avenue K, Block 7805, Lot 6, Borough of Brooklyn.

## 791-60-BZ

**APPLICANT**—Reginald S. Hardy for Lorna Homes, Incorporated, owner.

**SUBJECT**—Application October 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the erection of a building within ten feet of the street line.

**PREMISES AFFECTED**—1087 East 57th Street, east side, 31 feet 3 inches north of Avenue K, Block 7805, Lot 7, Borough of Brooklyn.

## 678-60-BZ

**APPLICANT**—Max Siegel Associates for Nummy Realty Corporation, owner.

**SUBJECT**—Application September 19, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit on a lot partly in an unrestricted use and partly in a residence use district, the extension of a parking lot from the unrestricted use into the residence use portion for the parking of commercial and pleasure cars.

**PREMISES AFFECTED**—1610 Bronxdale Avenue, east side, 118.44 feet north of Pierce Avenue, Block 4091, Lots 27 and 29, Borough of The Bronx.

## 505-60-BZ

**APPLICANT**—Leonard Joseph for Herman Kurtz, owner.

**SUBJECT**—Application July 1, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five cars.

**PREMISES AFFECTED**—470 Beach 22nd Street, and 21-01 to 21-17 Brookhaven Avenue, southeast corner, and 463-471 Beach 21st Street, Block 15769, Lot 14, Far Rockaway, Borough of Queens.

## 102-57-BZ—Vol. II

**APPLICANT**—Burke and Groh for William Corcoran, Salvatore J. Baudo and Edward D. Lloyd, owners; Andrew J. Presto owner under contract.

**SUBJECT**—Application reopened September 20, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline station, auto repair shop, paint room and storage of combustibles and extend the uses to include auto laundry and simonizing and parking of more than five (5) cars awaiting service.

**PREMISES AFFECTED**—213-02 to 213-20, (213-02 Official) Northern Boulevard, southwest corner of Bell Boulevard, Block 7313, Lots 19, 23, 27 and 39, Bayside, Borough of Queens.

## 207-28-BZ—Vol. II

**APPLICANT**—Aaron Halpern for Frances P. Headley, owner.

**SUBJECT**—Application reopened October 11, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office, accessory sales, minor auto repairs with hand tools only, auto inspection station and the parking and storage of motor vehicles for a temporary term of fifteen years.

**PREMISES AFFECTED**—2121 Forest Avenue, northeast corner of Harbor Road, Block 1234, Lot 1, Mariner's Harbor, Borough of Richmond.

## 638-53-BZ—Vol. II

**APPLICANT**—Samuel S. Schiffer for Revelone Incorporated and Nateon Holding Corporation, owners; Central Parking Place, Incorporated, lessee.

**SUBJECT**—Application reopened November 22, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—418-422 West 53rd Street, south side, 275 feet west of Ninth Avenue, Block 1062, Lots 44, 45 and 46, Borough of Manhattan.



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## 600-48-BZ—Vol. III

APPLICANT—Edmund P. Silver for Argent Amusement Company, Inc., owner.

SUBJECT—Application reopened December 20, 1960, for consideration as to extension of term of variance, expires March 6, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in the residence use district portion of a lot located in a retail, business and residence use districts, the parking of patrons' motor vehicles.

PREMISES AFFECTED—32-61 to 32-85 Steinway Street and 40-01 to 40-17 34th Avenue, northeast corner and 32-70 to 32-88 41st Street, Block 676, Lot 1, Long Island City, Borough of Queens.

## 70-55-BZ

APPLICANT—Harry Silverman for Eastern Cold Storage Insulation Company, Inc., owner.

SUBJECT—Application reopened December 20, 1960 for consideration as to extension of term of variance, expired December 15, 1960 and extension of time to complete, expired December 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a retail and restricted retail use districts—the change in use of cellar of 142 East 41st Street, Lot 44 from storage to storage garage and also provide openings in wall of building to east on Lot 41 and also to use the roof of building at 144-148 East 41st Street, Lot 41 for parking of cars; and permitting the extension of garage use into proposed newly excavated cellar and newly constructed fireproof roof at 145-147 East 40th Street, Lots 29 and 39, building to be reduced to 1 story and permit the extension in rear of building using more than the area permitted.

PREMISES AFFECTED—142-148 East 41st Street and 145-147 East 40th Street, north side, 150 feet west of 3rd Avenue, Block 1295, Lots 29, 39, 41 and 44, Borough of Manhattan.

MAX H. FOLEY, *Chairman*.

## JANUARY 31, 1961, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 31, 1961, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, New York, on the following matters:*

### 403-60-A

APPLICANT—Harry Silverman for Modell Pawnbrokers Incorporated, owner.

SUBJECT—Application May 20, 1960—Appeal from a decision of the Borough Superintendent re—factory use, live load.

PREMISES AFFECTED—45 West 47th Street, north side, 251 feet east of 6th Avenue, Block 1263, Lot 11, Borough of Manhattan.

### 496-60-A

APPLICANT—Leonard F. Rothkrug and Herbst and Rusciano for Ecco Holding Corporation, owner; Filmways, Incorporated, lessee.

SUBJECT—Application June 30, 1960—Appeal from a decision of the Borough Superintendent re non-fireproof construction.

PREMISES AFFECTED—230 East 127th Street, south side, 230 feet west of Second Avenue, Block 1791, Lot 34, Borough of Manhattan.

### 691-60-A

APPLICANT—Saul Goldsmith for Max Miller, owner; Times Square Parking Incorporated, lessee.

SUBJECT—Application September 21, 1960—Appeal from a decision of the Borough Superintendent re—Alteration to existing garage.

PREMISES AFFECTED—332-344 West 44th Street, south side, 250 feet east of 9th Avenue, Block 1034, Lot 48, Borough of Manhattan.

### 724-60-A

APPLICANT—Rose, Beaton and Associates for New York University, owner.

SUBJECT—Application September 27, 1960—Appeal from a decision of the Borough Superintendent re—frame building.

PREMISES AFFECTED—North side of West 180th Street, 245 feet west of University Avenue, Block 3222, Lot 40 Borough of The Bronx. (Engineering Reading Room, Building No. 33).

### 725-60-A

APPLICANT—Rose, Beaton and Associates for New York University, owner.

SUBJECT—Application September 27, 1960—Appeal from a decision of the Borough Superintendent re—wood and steel frame building.

PREMISES AFFECTED—North side of West 180th Street, 80 feet and 50 feet west of Andrews Avenue, Block 3222, Lot 62, Borough of The Bronx. (Shanks Building No. 32).

### 726-60-A

APPLICANT—Rose, Beaton and Associates for New York University, owner.

SUBJECT—Application September 27, 1960—Appeal from a decision of the Borough Superintendent re—wood frame building.

PREMISES AFFECTED—West side, of University Avenue, 360 feet west and 340 feet south of West 181st Street, Block 3222, Lot 62, Borough of The Bronx. (State Hall Building No. 8).

### 739-60-A

APPLICANT—John E. Paggioli for Bacci Building Company Incorporated, owner.

SUBJECT—Application October 5, 1960—Filed pursuant to Section 36 of the General City Law—re building not fronting on legal street.—(Nevada Avenue).

PREMISES AFFECTED—149 Nevada Avenue, east side, 1429.83 feet north of Rockland Avenue, Block 952, Lot 255, New Dorp, Borough of Richmond.

### 740-60-A

APPLICANT—John E. Paggioli for Bacci Building Company, Incorporated, owner.

SUBJECT—Application October 5, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.—(Nevada Avenue).

PREMISES AFFECTED—139 Nevada Avenue, east side, 1289.83 feet north of Rockland Avenue, Block 952, Lot 248, New Dorp, Borough of Richmond.

### 767-60-A

APPLICANT—John E. Paggioli for Bacci Building Company, Incorporated, owner.

SUBJECT—Application October 19, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.—(Nevada Avenue).

PREMISES AFFECTED—145 Nevada Avenue, east side, 1421 feet north of Rockland Avenue, Block 952, Lot 254, New Dorp, Borough of Richmond.

### 768-60-A

APPLICANT—John E. Paggioli for Bacci Building Company, Incorporated, owner.

SUBJECT—Application October 19, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.—(Nevada Avenue).

PREMISES AFFECTED—143 Nevada Avenue, east side, 1406 feet north of Rockland Avenue, Block 952, Lot 253, New Dorp, Borough of Richmond.

MAX H. FOLEY, *Chairman*.



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, DECEMBER 20, 1960, 10 A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon December 6, 1960 were approved as printed in the Bulletin of December 15, 1960, Vol. 45, No. 50.

### 603-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Hantman Associates, owner.

SUBJECT—Application reopened February 16, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—241-09 to 241-21, (241-15 official), Northern Boulevard and 44-36 to 44-42 Douglaston Parkway, northwest corner, Block 8092, Lot 39, Douglaston, Borough of Queens.

#### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Robert T. Groh, Gordon W. Paulsen and J. M. Evarts.

ACTION OF BOARD—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; applicant to submit revised drawings; hearing closed.

### 32-38-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Berdean Realty Corporation, owner.

SUBJECT—Application reopened July 6, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted and residence use district, the change in use of the portion of the existing building in the residence use portion of the plot, from a milk plant, to a factory, for manufacturing extended from the unrestricted portion of the plot.

PREMISES AFFECTED—80-92 3rd Avenue southwest corner of Dean Street and 271-283 Bergen Street, Block 197, Lot 28, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to January 10, 1961, at 10 A.M. for inspection and decision; inspection was postponed due to inclement weather; hearing closed.

### 209-46-BZ—Vol. VI

APPLICANT—Carl H. Salminen for H. M. Williams Chevrolet Incorporated, owner.

SUBJECT—Application reopened September 20, 1960 as Volume VI—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present accessory parking to an existing automobile showroom.

PREMISES AFFECTED—94-05 Northern Boulevard and 32-02 to 32-60 Junction Boulevard, northwest corner, Block 1423, Lots 1, 2 and 45, Jackson Heights, Borough of Queens.

#### APPEARANCES—

For Applicant: Carl H. Salminen and Harry Williams.

For Opposition: William G. Giaccio, Emanuel Weintraub, Rose Weil, Emery Bourden, Vincent J. Deo, Hyman Stadmore, Martha L. Trick, Gretel Sass, Katherine Kratzer, Jean Arco, James B. McCorig and William Nuerge.

ACTION OF BOARD—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; hearing closed.

### 340-48-BZ—Vol. III

APPLICANT—Carl H. Salminen for Frank Amoruso and Thomas Lombardo, owners.

SUBJECT—Application reopened October 4, 1960 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the construction and maintenance of an automatic car washing establishment with parking and storage of more than five (5) motor vehicles when the car washing establishment is closed.

PREMISES AFFECTED—135-20 35th Avenue and 35-06 Linden Place, southwest corner, Block 4959, Lots 18 and 20, Flushing, Borough of Queens.

#### APPEARANCES—

For Applicant: Carl H. Salminen, Sabino J. Berardino and Frank Armaruso.

For Opposition: None.

ACTION OF BOARD—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; hearing closed.

### 319-53-BZ—Vol. II

APPLICANT—Samuel Rosenblum for Rose Spector, owner.

SUBJECT—Application reopened October 18, 1960 as Volume II—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non automatic, office and parking and storage of more than five (5) motor vehicles for a term of twenty (20) years.

PREMISES AFFECTED—3561 Eastchester Avenue and 1135 East 222nd Street, northwest corner, Block 4900, Lot 2, Borough of The Bronx.

#### APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Edward Handelman, Clarence Taylor, Frank Caruso, Walter J. Handelman, and Rev. Grant H. Williams.

ACTION OF BOARD—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; hearing closed.

### 7-56-BZ—Vol. II

APPLICANT—Murray L. White for Claribel Knapp, owner.

SUBJECT—Application reopened October 18, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with attendant's shack for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—88-22 182nd Street, west side, 175 feet north of 89th Avenue, Block 9917, Lots 11 and 56, Jamaica, Borough of Queens.

#### APPEARANCES—

For Applicant: Murray L. White and Charles H. Knapp.

For Opposition: Konrad Wilcken and Valentin Vincenz.

ACTION OF BOARD—Laid over to January 17, 1961, at 10 A. M. for inspection and decision; hearing closed.

### 274-59-BZ—Vol. II

APPLICANT—Crinnion and Crinnion for Amato Recine, owner.

SUBJECT—Application reopened July 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a private parking lot for the patrons of the catering establishment on Block 4743, Lot 8.

PREMISES AFFECTED—3356-3358 Eastchester Road and 1510-1514 Tillotson Avenue, southeast corner, Block 4744, Lots 1 and 62, Borough of the Bronx.

#### APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: Donato Ochnizzo, Lucy Lomurno and Charles Lomurno.



# MINUTES

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; hearing closed.

## 285-59-BZ—Vol. II

**APPLICANT**—Elliot Saltzman for Zinzi and Sons, owners.  
**SUBJECT**—Application reopened September 27, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, B area district, the construction of a two story extension to an existing building occupying more than the permitted area and extend the present legal use of junk shop into the proposed extension.

**PREMISES AFFECTED**—1156 Simpson Street eastside, 149 feet, 9 inches, south of Home Street, Block 2728, Lot 11, Borough of the Bronx.

### APPEARANCES—

For Applicant: Elliot Saltzman.

For Opposition: Betty Lipschitz and Samuel Lanzleib.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; hearing closed.

## 286-59-A—Vol. II

**APPLICANT**—Elliot Saltzman for Zinzi and Sons, owners.  
**SUBJECT**—Application reopened September 27, 1960 as Volume II—appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—1156 Simpson Street, eastside, 149 feet, 9 inches south of Home Street, Block 2728, Lot 11, Borough of the Bronx.

### APPEARANCES—

For Applicant: Elliot Saltzman.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; hearing closed.

## 574-59-BZ—Vol. II

**APPLICANT**—Burke and Groh for Trans-Lux Theaters Corporation, owner; Crest Lanes, lessee.

**SUBJECT**—Application reopened June 28, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and local retail use district, a change of use from a motion picture theatre, to a bowling alley and parking area, under the authority vested in the Board by Sections 7e and 7h of the Zoning Resolution.

**PREMISES AFFECTED**—1143-1151 Ogden Avenue, westside, 100 feet south of Union Place, Block 2526, Lot 95, Borough of the Bronx.

### APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Bernard Schwartz.

For Administration: Harvey Fox, N.Y.C. Housing Authority.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; hearing closed.

## 352-60-BZ

**APPLICANT**—Harry Silverman for 23 Cornelia Street Incorporated, owner.

**SUBJECT**—Application April 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing two story building, the change in occupancy from wet wash laundry, to store and offices on the first floor and two apartments on the second floor.

**PREMISES AFFECTED**—23 Cornelia Street, west side, 206 feet 7 inches north of Bleecker Street, Block 590, Lot 42, Borough of Manhattan.

### APPEARANCES—

For Applicant: Martin Myers and Joseph Marino.

For Opposition: None.

**ACTION OF BOARD**—Laid over to February 15, 1961, at 10 A.M. for applicant to endeavor to find a conforming use; hearing closed.

## 354-60-BZ

**APPLICANT**—Charles M. Spindler for Reo Properties, Incorporated, owner; Socony Mobil Oil Company Incorporated, lessee.

**SUBJECT**—Application May 10, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted use district, extending into a business district, the erection of a gasoline service station together with its accessory uses of lubricatorium, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, safety inspection, parking and storage of motor vehicles and ground sign.

**PREMISES AFFECTED**—3912-3934 New Utrecht Avenue and 929-943 40th Street, northwest corner, Block 5583, Lots 18 and 30, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Samuel Yachelson, Frank Keeton, Murray Waxman, Gus Leatta and Marvin Furman.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; hearing closed.

## 406-60-BZ

**APPLICANT**—Oscar A. Bloustein for Park-Nostrand Corporation, owner.

**SUBJECT**—Application May 25, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sales, minor repairs with hand tools only, and parking and storage of more than five (5) cars, sale of auto accessories, storage and ground sign, all for a term of fifteen (15) years.

**PREMISES AFFECTED**—3994-4004 Nostrand Avenue and 3691 Shore Parkway, northwest corner, Block 7501, Lot 224, Borough of Brooklyn.

### APPEARANCES—

For Applicant: John J. Briggs.

For Opposition: Sam Curtis, Julius Lefkowitz and Morris Kantrowitz.

For Administration: John J. Saunders, Board of Education.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; hearing closed.

## 416-60-BZ

**APPLICANT**—McInerney and Mulvaney for Springfield L. I. Cem. Soc., and Tres Dor Realty Company, Incorporated, owners.

**SUBJECT**—Application May 26, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building in a retail use district which is to be used for the repair of motor operated cemetery equipment and as a locker room for cemetery employees and the parking and storage of motor vehicles in an area which lies partly in the retail use and partly in an adjoining residence use district.

**PREMISES AFFECTED**—121-22 to 121-58 (121-30 official) and 121-72 to 121-90 Springfield Boulevard and 99-01 to 99-19 122nd Avenue, northwest corner, and 199-02 to 202-94 Nashville Boulevard, Block 12695, Lots 1, 25, 21, 35, 47, 52, 81, 83 and 102, Springfield, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Mulvaney, Saul P. Pryor, Bernard Jaffee, William Kosberg and Vincent McInerney.

For Opposition: Cleveland Freeman, Herbert A. Harris and Beatrice J. Gray.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A. M. for inspection and decision; hearing closed.

## 437-60-BZ

**APPLICANT**—Sidney H. Kitzler and Morris Hannes for Catherine Squeri, owner; Edward Fecci, lessee.



# MINUTES

**SUBJECT**—Application June 7, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the present structure from repair shop on first floor and one family dwelling on second floor, to factory for repair and manufacturing furniture with the use of power saws on first floor and two dwellings on the second floor.

**PREMISES AFFECTED**—1135 Greene Avenue, north side, 100 feet east of Evergreen Avenue, Block 3285, Lot 89, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: None.

For Opposition: None.

**ACTION OF BOARD**—Laid over to January 10, 1961, at 10 A. M. for inspection and decision; inspection was postponed due to inclement weather; hearing closed.

## 462-60-BZ

**APPLICANT**—Leonard F. Rothkrug and Herbst and Rusciano for Rose Zumpano, owner.

**SUBJECT**—Application June 17, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the non-transient storage parking of pleasure type motor vehicles for a temporary term of ten (10) years.

**PREMISES AFFECTED**—3121 Heath Avenue, north side, 199.88 feet west of Fort Independence Street, Block 3261, Lots 172 thru 177 and 248, Borough of the Bronx.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Laid over to January 24, 1961, at 10 A. M. for decision; applicant to submit new drawings; hearing previously closed.

## 478-60-BZ

**APPLICANT**—Sidney H. Kitzler for Sam Lapera, owner.

**SUBJECT**—Application June 23, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, D area district, the construction of a one story extension to an existing store building and occupying more than the permitted area coverage.

**PREMISES AFFECTED**—2547 Cropsey Avenue and 282-294 Bay 41st Street, northeast corner, Block 6908, Lots 1 and 7, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: None.

For Opposition: None.

**ACTION OF BOARD**—Laid over to January 10, 1961, at 10 A. M. for inspection and decision; inspection was postponed due to inclement weather; hearing closed.

## 562-60-BZ

**APPLICANT**—Sampson Levy for John Tanabe, Henry Tanabe, Thelma R. Stern, Isadore Rubin, Phyllis Rubin, Henry Nieves and Beverly Nieves, owners.

**SUBJECT**—Application July 20, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit the erection of a six story multiple dwelling on a plot partly in a C area district and partly in and E-1 area district with less than the required setback, occupying more than the permitted area coverage and exceeding the permitted floor area ratio.

**PREMISES AFFECTED**—2-26 Rugby Road and 1308-1326 Caton Avenue, southwest corner, Block 5074, Lots 4, 6, 12 and 14, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Alfred A. Lama and Irving Lentnek.

For Opposition: Dr. Samuel Achs, Mrs. Emil Praiger, Martin J. Hertz, Mrs. Eugene Victor, Dr. Ruth Achs, Dr. Harry Knoll, Eugene Victor, Mrs. Harry Knoll, Floranna Miller, and others.

For Administration: John J. Saunders, Board of Education.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; hearing closed.

## 586-60-BZ

**APPLICANT**—James E. Vassalotti for Prospect Realty Company, owner.

**SUBJECT**—Application July 29, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the erection of a six story multiple dwelling exceeding more than the permitted area coverage.

**PREMISES AFFECTED**—180-185 Prospect Park South West, west side, 104 feet 15½ inchs south of Reeve Place, 54-56 and 70 Reeve Place, and 227-237 Sherman Street, Block 5279, Lots 19, 29, 38, 39 and 40, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: James E. Vassalotti.

For Opposition: None.

**ACTION OF BOARD**—Laid over to January 10, 1961, at 10 A.M. for inspection and decision; inspection was postponed due to inclement weather; hearing closed.

## 587-60-A

**APPLICANT**—James E. Vassalotti for Prospect Realty Company, owner.

**SUBJECT**—Application July 29, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law Section 27 Subdivision 2G of the Multiple Dwelling Law, re—lot line courts from street to street.

**PREMISES AFFECTED**—180-185 Prospect Park South West, west side, 104 feet 15½ inches south of Reeve Place, 54-56 and 70 Reeve Place and 227-237 Sherman Street, Block 5279, Lots 19, 29, 38, 39 and 40, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: James A. Vassalotti.

**ACTION OF BOARD**—Laid over to January 10, 1961, at 10 A.M. for inspection and decision; inspection was postponed due to inclement weather; hearing closed.

## 606-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Sadie Abate, owner.

**SUBJECT**—Application August 10, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of a junk yard for a term of fifteen (15) years.

**PREMISES AFFECTED**—2645-2647 Mill Road, north side, 24 feet 11½ inches west of Bay 44th Street, 214/218 Bay 44th Street, Block 6911, Lot 44, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Alfred A. Lama, Sadie Abate, Madeline Barrella and Joseph Zarrazino.

For Opposition: None.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; hearing closed.

## 607-60-A

**APPLICANT**—Lama, Proskauer and Prober for Sadie Abato, owner.

**SUBJECT**—Application August 10, 1960—appeal from a decision of the Borough Superintendent re—corrugated metal, frame shed for business use.

**PREMISES AFFECTED**—2645-2647 Mill Road, north side, 24 feet, 11½ inches west of Bay 44th Street, 214-218 Bay 44th Street, Block 6911, Lot 44, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; hearing closed.

## 632-60-BZ

**APPLICANT**—Joshua Brown for Cardinal Distributors, Incorporated.



# MINUTES

**SUBJECT**—Application August 23, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a retail and residence use district, the rehabilitation of an existing beer and liquor wholesale distributing establishment by the erection of a new warehouse and office building to include the existing masonry warehouse (facing Union Ave.) the proposed building exceeds the permitted area coverage and encroaches on the required rear yard, the brick structure and curb cut located in the residence portion to be retained.

**PREMISES AFFECTED**—2920 Richmond Terrace, south side, 78.89 feet west of De Hart Avenue, Block 1213, Lot 75, Mariners Harbor, Borough of Richmond.

**APPEARANCES**—

For Applicant: Joshua Brown.

For Opposition: None.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A.M. for inspection and decision; hearing closed.

**633-60-BZ**

**APPLICANT**—Haus and Bresin for Tidewater Oil Company, owner.

**SUBJECT**—Application August 24, 1960—decision of the Borough Superintendent, under Section 7a and 7i of the Zoning Resolution, to permit in a retail use district, the alteration and rearrangement of an existent gasoline service station and extend the uses to include lubricatorium, car washing, non-automatic, office, sale of accessories, minor repairs with hand tools only and for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—122-01 to 122-09 Merrick Boulevard and 175-02 to 175-10 Baisley Boulevard, northeast corner, Block 12480, Lots 1, 7 and 47, St. Albans, Borough of Queens.

**APPEARANCES**—

For Applicant: Joseph C. Haus.

For Opposition: None.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A. M. for inspection and decision; applicant to amend application and obtain new decision from Borough Superintendent; hearing closed.

**634-60-BZ**

**APPLICANT**—Aaron Halperin for Frances P. Headley, owner.

**SUBJECT**—Application August 23, 1960—decision of the Borough Superintendent, under Sections 7e, 7f, 7g, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the erection of a gasoline service station with a non-automatic auto laundry, minor auto repairs with hand tools only, auto safety inspection station and parking and storage of motor vehicles.

**PREMISES AFFECTED**—45 Elizabeth Avenue, southwest corner of Richmond Terrace, Block 150, Lots 9 and 156, Stapelton, Borough of Richmond.

**APPEARANCES**—

For Applicant: Aaron Halperin, George J. Balbach and Bernard Trachtenberg.

For Opposition: None.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A. M. for inspection and decision; hearing closed.

**653-60-BZ**

**APPLICANT**—Haus and Bresin for Playland Center Incorporated, owner.

**SUBJECT**—Application September 9, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the construction and maintenance of a parking lot for patrons of the adjoining childrens' Amusement Park, for a temporary term of five (5) years.

**PREMISES AFFECTED**—92-01 to 92-07 164th Avenue and 163-51 92nd Street, northeast corner, Block 14076, Lot 137, Howard Beach, Borough of Queens.

**APPEARANCES**—

For Applicant: Joseph C. Haus.

For Opposition: I. Louis Winokur and Edward Tymon.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A. M. for inspection and decision; hearing closed.

**668-60-BZ**

**APPLICANT**—Charles A. Buckley, Jr., for Saul Furman and Abraham Marchison, owners.

**SUBJECT**—Application September 14, 1960—decision of the Borough Superintendent, under Sections 21 and 19 B(e) of the Zoning Resolution, to permit in a residence use, E and D area district, the erection of a multiple dwelling occupying more than the permitted area coverage and floor area in the E area portion of the plot and less than the required parking spaces.

**PREMISES AFFECTED**—775-779 Waring Avenue, north side, from Wallace Avenue to Barnes Avenue, 2400-2416 Wallace Avenue, 2401-2417 Barnes Avenue, Block 4436, Lots 1, 3, 4, 6, 8, 10, 50 and 51, Borough of the Bronx.

**APPEARANCES**—

For Applicant: Charles A. Buckley, Saul Furman and Joseph Schecter.

For Opposition: Parnell M. Callahan, Viola Sherman, George Srabian, Ruth Kaufman, Hyman Goldstein, Ralph Dorfman, Morris Rappaport, Harry Ashkinasy and David Fuchs.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A. M. for inspection and decision; hearing closed.

**682-60-BZ**

**APPLICANT**—Leonard F. Rothkrug for Dora Wittenstein, owner.

**SUBJECT**—Application September 20, 1960—decision of the Borough Superintendent, under Sections 7c, 7e and 21 of the Zoning Resolution, to permit in a restricted retail and residence F F area district, the erection of a one and two story structure for retail shopping center consisting of a large supermarket, retail stores and bowling alleys with accessory patron and employee parking extending into the residence district, the building occupying more than the permitted area and without all of the required setbacks and loading and unloading curb cut within 50 feet of the corner.

**PREMISES AFFECTED**—843-901 Elderts Lane, southeast corner of Linden Boulevard, block bounded by Linden Boulevard, Loring Avenue, Forbell Avenue and Elderts Lane, Block 4492, Lots 1, 16 and 29, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Harvey Fox, N.Y.C. Housing Authority.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 10 A. M. for inspection and decision; applicant to correct drawing and obtain a new decision of the Borough Superintendent; hearing closed.

**903-25-BZ—Vol. II**

**APPLICANT**—Martin J. Simon for Owen S. Gendelman, owner.

**SUBJECT**—Applicant reopened November 22, 1960 for consideration as to extension of time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the use of a two story and basement building as a garage for more than 5 motor vehicles.

**PREMISES AFFECTED**—823-829 Classon Avenue, east side, 47 feet north of Lincoln Place, Block 1178, Lot 3, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: C. J. Ryan and John J. Tricarico.

For Opposition: None.



# MINUTES

ACTION OF BOARD—Time extended to complete work.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, on December 22, 1942 as amended May 12, 1953, this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain a Certificate of Occupancy, which had expired by time limitation November 12, 1953; and

WHEREAS, this application was reopened on November 22, 1960 and set for hearing on December 20, 1960, at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 20, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 19, 1960 acting on Alt. Applic. No. 1363-53, reads:

"1. The extension of time to occupy this bldg. as a public garage in cellar, 1st & 2nd floor is contrary to resolution of Bd. of Standards & Appeals under 903/25/BZ of 12-22-42."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 22, 1942, as amended through May 12, 1953, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 715-47-BZ—Vol. II

APPLICANT—Gustave Goldman for Albert Panerallo, owner.

SUBJECT—Application reopened November 22, 1960 for consideration as to extension of term of variance, expires February 28, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, the change of occupancy from private garage to motor vehicle repair shop, with school yard between intersecting streets.

PREMISES AFFECTED—966 4th Avenue and 367-369 37th Street, northwest corner, Block 696, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, on October 15, 1947 this application—Vol. I—was granted by the Board on certain conditions; and

WHEREAS, on October 20, 1953 the Board, on certain conditions, under Section 7i, granted this application—Vol. II—to permit in a business use district, the change in occupancy from private garage to motor vehicle repair shop, for a term of two years, and thereafter amended, on February 28, 1956, only so far as it has reference to the term of the variance extending the variance for a term of five years; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation February 28, 1961; and

WHEREAS, this application was reopened on November 22, 1960 and set for hearing on December 20, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 20, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1960 acting on Alt. Applic. No. 2370-47, reads:

"1. Extending C. of O. is contrary to the Resolution of B.S. & A. under Calendar Number 715-47-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 20, 1953, as amended on February 28, 1956 only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 551-49-BZ—Vol. II

APPLICANT—John J. Tricarico for Remmcon Realty Corporation, owner.

SUBJECT—Application reopened June 7, 1960, as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of the present gasoline service station and garage to change the use of the first floor from gasoline service station, garage for more than five cars, motor vehicle repairs and sale of used motor vehicles to gasoline service station, garage for more than five cars, minor motor vehicle repairs and storage of television parts and television repairs and to change the second floor from factory to offices.

PREMISES AFFECTED—88-02 to 88-08 102nd Street and 100-26 88th Avenue, southwest corner, Block 9296, Lot 61, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
and Commissioner Becker ..... 3  
Negative: Commissioner Fox ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 6, 1960 after due notice by publication in the Bulletin; laid over to December 20, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1960 acting on Alt. Applic. No. 93-60, reads:

"1. The proposed interior alteration, reduction and relocation of pumps and change in use in a Res. use district from gasoline station, garage for more than (5) motor vehicles, motor veh. repairs (hand tools only) and sale of used motor vehicles on 1st floor and factory on 2nd floor to gasoline station, garage for more than 5 motor vehicles, storage of parts and television repairs on 1st fl. and television repairs on 2nd fl. is contrary to Art. II Sec. 3 Zone Res. and Cal. 551/49/BZ and must be referred back to the Board for its determination."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application



# MINUTES

be and it hereby is *granted* under Section 7e, to permit in a residence use district, the change in occupancy of the present gasoline service station and garage, to change the use of the first floor from gasoline service station and garage for more than five cars, motor vehicle repairs and sale of used motor vehicles, to gasoline service station, garage for more than five cars, minor motor vehicle repairs and storage of television parts and television repairs, and to change the second floor from factory to offices, for a period of five years, *on condition* that the work shall conform to drawings filed with this application dated May 23, 1960, 5 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 229-55-BZ

APPLICANT—George Rosen for 1614 Realty Corp., owner.

SUBJECT—Application reopened November 22, 1960 for consideration as to extension of term of variance, expired July 26, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a restricted retail use district, the parking and storage of motor vehicles and the erection of an attendant's shelter.

PREMISES AFFECTED—137-61 Queens Boulevard and east of Main Street from Manton Street to Queens Boulevard and west of 84th Drive, 60.77 feet south of Manton Street, Block 9651, Lots 15, 55, 56, 64 and 75, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Charles I. Goldman.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on July 26, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation July 26, 1960; and

WHEREAS, this application was reopened on November 22, 1960 and set for hearing on December 20, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 20, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 21, 1960 acting on Alt. Applic. No. 2926-59, reads:

"1. Proposed extension of term of certificate of occupancy for parking lot for more than 5 cars is contrary to B of S&A Res. No. 229-55-BZ and should be submitted to the Board for its approval."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1955 only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 348-55-BZ

APPLICANT—Arnold W. Lederer for John Russo, owner.

SUBJECT—Application reopened November 22, 1960 for consideration as to extension of time to complete, expired December 4, 1957—decision of the Borough Superintendent,

previously granted on condition, under Section 7a of the Zoning Resolution, permitting in a residence use district, the renting out of garage space for 2 cars, for pleasure cars of owners not residing on the premises.

PREMISES AFFECTED—934 Schenectady Avenue, west side, 200 feet south of Snyder Avenue, Block 4914, Lot 20, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Arnold W. Lederer.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on June 4, 1957 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation December 4, 1957; and

WHEREAS, this application was reopened on November 22, 1960 and set for hearing on December 20, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 20, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 28, 1960 acting on Alt. Applic. No. 3256-60, reads:

"1. Garage for 4 cars and parking of 2 cars located in a residence use district is contrary to Article II Section 3 of the Zoning Resolution. Note: See action of Board of Standards & Appeals #348-55-BZ adopted June 4, 1957 Alt. 524-55."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 4, 1957, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 473-55-BZ

APPLICANT—Herbst and Rusciano for Selma Caplan, owner.

SUBJECT—Application reopened November 1, 1960 for consideration as to extension of time to complete, expired June 30, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a retail use district, a one-story and cellar building of an area contrary to Section 14, of the Zoning Resolution.

PREMISES AFFECTED—2901-2907 Bruckner Boulevard and 3399 East Tremont Avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx.

### APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on May 22, 1956, as thereafter amended through June 30, 1959, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete



# MINUTES

the work, which had expired by time limitation June 30, 1960; and

WHEREAS, this application was reopened on November 1, 1960 and set for hearing on November 29, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 29, 1960 after due notice by publication in the Bulletin; laid over to December 6, 1960 for further information from the Triborough Bridge and Tunnel Authority; then to December 20, 1960 to await further information from the Triborough Bridge and Tunnel Authority; and

WHEREAS, the decision of the Borough Superintendent, dated September 27, 1960 acting on N.B. Applic. No. 774-55, reads:

"1. In a "D" district the proposed 1 story and cellar building is of an area contrary to Section 14 of the Zoning Resolution."

and

WHEREAS, the Board has received a letter from the Triborough Bridge Authority stating that the widening of Bruckner Boulevard will not affect this property.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 22, 1956, as amended through June 30, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 762-58-BZ

APPLICANT—Leonard F. Rothkrug for John R. Doody, owner.

SUBJECT—Application reopened November 22, 1960 for consideration as to extension of time to complete, expired September 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a D area district, the erection of a retail store occupying more than the permitted area.

PREMISES AFFECTED—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, on September 15, 1959, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation September 15, 1960; and

WHEREAS, this application was reopened on November 22, 1960 and set for hearing on December 20, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 20, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 31, 1960 acting on N.B. Applic. No. 2381-58, reads:

"1. The proposed amendment to extend time for one year in which to commence work under BSA Cal. #762-58 BZ, Vol. 4 & B38 dated Sept. 15, 1959 is contrary to Article V Section 22A of the Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 15, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 249-59-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Angelo Avellone, owner; A & B Liquor Store, lessee.

SUBJECT—Application reopened May 10, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of two retail stores with parking and storage of more than five (5) motor vehicles in addition to accessory parking on vacant portion and dwellings on the second and third stories, all for a temporary term of twenty (20) years.

PREMISES AFFECTED—95-02 to 95-04 35th Avenue, southwest corner of 95th Street, Block 1469, Lot 1, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 20, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 25, 1960 acting on N.B. Applic. No. 333-59, reads:

"3M. Proposed parking spaces located in a Residence Use Dist. permissible only as accessory use to occupants of multiple dwelling and cannot exceed one passenger motor vehicle for each family. Sec. 60 Subdiv. 1b and 2a of M.D.L. and Art. II Sec. 3 Zoning Res.

4M. Proposed occupancy of 1st story and cellar for store use in a Residence use district is contrary to Art. II Sec. 3 Zoning Res."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution and Section 60d of the Multiple Dwelling Law, to permit in a residence use district, the erection of two retail stores, with parking and storage of more than five motor vehicles, in addition to accessory parking on vacant portion and dwellings on the second and third stories, for a term of twenty years, *on condition* that the work be done in accordance with drawings filed with this application dated April 8, 1960, 6 sheets, November 2, 1960, one sheet and November 4, 1960, one sheet, with the exception and *further condition* that there shall be no curb cut or show window on 95th Street; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 7-60-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A



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of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station, office and lubritorium and extend such uses to include car washing, sales, utility room, minor auto repairs, parking and storage of motor vehicles, ground sign with business entrance (curb cuts) within 75 feet of a residence use district.

**PREMISES AFFECTED**—70-58 to 70-66 (70-60 official) Kissena Boulevard, and 153-08 to 153-18 70th Road, southwest corner, Block 6697 Lot 1, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Samuel Bodian, Park Dept.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 22, 1960 after due notice by publication in the Bulletin; laid over to December 20, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 28, 1959 acting on N.B. Applic. No. 3758-59, reads:

"1. Proposed demolition, reconstruction and extension of use of an existing gasoline station, office and lubritorium to—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles on a lot located in a Local Retail Use District and extending into a Residence Use District is contrary to Art. II Section 4-C and Section 3 of the Zoning Resolution and contrary to Board of Standards and Appeals variance under Calendar No. 330-29-BZ.

2. Proposed ground sign in the Local Retail Use District portion of lot is contrary to Art. II Section 4-C and Section 4(a)(49) of the Zoning Resolution.

3. Proposed business entrance (curb cut) within 75'-0" of a Residence Use District is contrary to Section 7-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and revised drawings have been received which shows no change in the curb cuts within 200 feet; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i, e and A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f, i, e and A, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station, office, lubritorium and extend such uses to include car washing, sales, utility room, minor auto repairs, parking and storage of motor vehicles and ground sign with business entrance (curb cuts) within 75 feet of a residence use district, *on condition* that the work shall conform to drawings filed with this application dated December 29, 1959, 4 sheets and December 14, 1960, 1 sheet revised; *on the further condition*, that any sign on the premises shall be a stationary sign; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 22-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application January 11, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and extend the use to include lubritorium, minor auto repairs, non-automatic car washing, utility room, salesroom, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—113-07 to 113-21 (113-21 official), Rockaway Boulevard, north side from 113th Street to 114th Street, 114-02 to 114-12 114th Street, 114-01 to 114-03 113th Street and 113-06 to 113-20 Linden Boulevard, Block 11640, Lot 4, Aqueduct, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 6, 1960 after due notice by publication in the Bulletin; laid over to December 20, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 17, 1959 acting on N.B. Applic. No. 3926-59, reads:

"1. The proposed gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking & storage of motor vehicles & ground sign, in a retail use dist. is contrary to Art. 2 Sec. 4A of Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and i, to permit in a retail use district, the reconstruction of an existing gasoline service station and extend the use to include lubritorium, minor auto repairs, non-automatic car washing, utility room, salesroom, ground sign and parking and storage of motor vehicles, *on condition* that the work shall conform to drawings filed with this application dated January 11, 1960, 4 sheets and October 17, 1960, 3 sheets; *on further condition*, that a brick wall 5 feet 6 inches high, shall be constructed from the end of the accessory building along 114th Street south to Rockaway Boulevard and shall be five feet back from the building line; that sidewalks and curbs on all streets shall be put in good condition to the satisfaction of the Borough President; that the curb cut on 113th Street shall be omitted; that the pumps shall be 12 feet back from the building line; that any signs used shall be stationary; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 347-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

**SUBJECT**—Application May 5, 1960—decision of the Borough Superintendent, under Sections 21 and 19B(d) of the Zoning Resolution, to permit in a G-1 area district, the erection of a multiple dwelling occupying more than the permitted area, floor ratio area in excess of area permitted, with less than the required setback from the street line, less than the required outer court and less than the required parking spaces.



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PREMISES AFFECTED—118-20 to 118-34 (118-24 official) 83rd Avenue, and 83-02 to 83-08 Abingdon Road, southwest corner, Block 3329, Lot 11, Kew Gardens, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1960 after due notice by publication in the Bulletin; laid over to December 6, 1960 at the request of an objector; applicant concurring; then to December 20, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 13, 1960 acting on N.B. Applic. No. 618-60, reads:

"1M. Proposed erection of a 6 sty. and cellar multiple dwelling in a G-1 area district is contrary to Art. IV Sec. 16-C Subd. a Zoning Res. Note: no dwelling can be erected in a G-1 district other than for single family occupancy.

2M. Occupied area of proposed building is in excess to occupied area permitted under Art. IV Sec. 16-C subd. e Zoning Res.

3M. Floor ratio area of proposed building is in excess to area permitted under Art. IV Sec. 16-C subd. f and Sec. 16 subd. e Zoning Res.

4M. Erection of proposed building within 15' of street line is contrary to Art. IV Sec. 16-C subd. b Zoning Res.

5M. Width of outer court located at south lot line to comply with Art. IV Sec. 16-C subd. f and Sec. 16 subd. c Zoning Res.

6M. Provide parking space for each dwelling unit as required in a G-1 area district. Art. IV Sec. 19B Zoning Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 19, Subdivision B (d) of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Applic. 618-60, Objections Nos. 1M, 2M, 3M, 4M, 5M and 6M, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 476-60-BZ

APPLICANT—John J. Tricarico for O. Caratozzolo and Sons, owners.

SUBJECT—Application June 23, 1960—decision of the Borough Superintendent, under Sections 7h and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the construction of a two car garage as accessory to a funeral home under construction, the combined area coverage of which exceeds the permitted area coverage with accessory parking, all in the residence use portion of the plot.

PREMISES AFFECTED—70-17 Cooper Avenue and 71-80 to 71-86 71st Street, northwest corner, Block 3686, Lot 46, Glendale, Borough of Queens.

## APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 20, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated June 10, 1960 acting on N.B. Applic. No. 613-60, reads:

"1. The combined areas of the funeral parlor and the proposed 2-car garage in a retail and residence use district and a "C" area district are larger than permitted by Sec. 13(b) of the Zoning Resolution.

2. Proposed 2-car garage and open parking accessory to funeral parlor and located partly in a residence use district are contrary to Sec. 3 of the Zoning Resolution."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision h of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7h and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the construction of a two-car garage as accessory to a funeral home under construction, the combined area coverage of which exceeds the permitted area coverage with accessory parking, all in the residence use portion of the plot *on condition* that the work conform to drawings filed with this application dated June 23, 1960, 2 sheets, and December 8, 1960, one sheet; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 489-60-BZ

APPLICANT—Victor E. Block for Jaybar Construction Incorporated, owner.

SUBJECT—Application June 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—88 West 174th Street, south side, 234 feet west of Macombs Road, Block 2876, Lot 19, Borough of the Bronx.

## APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT:

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 6, 1960 after due notice by publication in the Bulletin; laid over to December 20, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1960 acting on Alt. Applic. No. 98-60, reads:

"1. Parking and storage of more than five motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and



# MINUTES

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision 11 of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 98-60, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 534-60-BZ

APPLICANT—Julius S. Rapson for Vincenzo Cinelli, owner.

SUBJECT—Application July 12, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an unrestricted use and D area district, the erection of a one story building occupying more than the permitted area.

PREMISES AFFECTED—150-11 Guinzburg Road, north side, 100 feet east of 150th Street, Block 10110, Lot 60, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Julius S. Rapson.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 6, 1960 after due notice by publication in the Bulletin; laid over to December 20, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 8, 1960 acting on N.B. Applic. No. 1482-60, reads:

"1. In a D area district the proposed building occupies more than the area permitted by Art. 4 Sec. 14 of the Zoning Resolutions."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardships.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolutions and that the application be and it hereby is *granted* under Section 21, to permit in an unrestricted use and D area district, the erection of a one story building occupying more than the permitted area, *on condition* that the work shall conform to drawings filed with this application dated July 12, 1960, 5 sheets; that all laws rules and regulations applicable shall be complied with; and that all permits, including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 553-60-BZ

APPLICANT—Sidney H. Kitzler for Sylvia Kornblum, owner.

SUBJECT—Application July 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the conversion of a professional apartment to a living apartment in the cellar of an existing Class A multiple dwelling.

PREMISES AFFECTED—286 Corbin Place, northwest corner of Esplanade, Block 7516, Lot 279, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Charles Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 20, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1960 acting on Alt. Applic. No. 161-60, reads:

"9. Proposed increase in occupancy from 37 families to 38 families in a non-F.P. Hereafter Erected Class "A" M.D. which is located in a E-1 area is contrary to Art. IV Sec. 15A of Zoning Resolution."

and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a residence use, E-1 area district, the conversion of a professional apartment to a living apartment in the cellar of an existing Class A multiple dwelling *on condition* that the work conform to drawings filed with this application dated July 18, 1960, six sheets; and on the *further condition* that the names of the streets be put on the drawings before they go to the Building Department; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed, and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

Adjoined 4:35 P. M.

James P. Mulroy, *Secretary*

## REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 20, 1960,  
2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

### 211-53-SA

APPLICANT—Speed Queen, Div. of McGraw-Edison, owner—additional washing machines.

### APPEARANCES—

For Applicant: D. M. Eckstein.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox, and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

211-53-SA—Amendment to resolution as to additional models of washing machines.

Speed Queen, Division of McGraw-Edison, Ripon, Wisconsin, requested that the resolution adopted November 4, 1953 and amended at various times through October 18, 1960 under Calendar Number 211-53-SA be reopened and amended so as to include additional models of washing machines.

USE: Nine pound clothes washing machine.



# MINUTES

**DESCRIPTION:** The requested models are basically the same as the models approved October 18, 1960 with the following exceptions:

Model

- A-206 —Same as Model A-204, except not factory equipped with coin meter.  
A-206F —Same as Model A-204F, except not factory equipped with coin meter.  
A-340 —Same as A-34, except different color.  
A-340W —Same as A-34W, except different color.  
A-340F —Same as A-34F, except different color.  
A-340WF—Same as A-34WF, except different color.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted November 4, 1953 and amended at various times through October 18, 1960 under Calendar Number 211-53-SA be reopened and amended so as to include the additional models of washing machines as herein described, on condition that the requirements of the resolution adopted November 4, 1953 and amended at various times through October 18, 1960 under Calendar Number 211-53-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 1010-54-SM

**APPLICANT**—American Steel Band Co., owner.

**APPEARANCES**—

For Applicant: G. C. Kellogg.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:  
1010-54-SM—G. C. Kellogg for American Steel Band Co., Pittsburgh, Pa., filed for approval of the material known as OP Steel Flooring as a component part of a four hour fire resistive floor and/or roof construction under the provisions of Section C26-239.0 Administrative Building Code.  
USE: A component part of a three hour fire resistive floor and/or roof construction.

**DESCRIPTION:** The construction consists of cellular steel floor units, a 2½" 1:3:5 concrete topping and a vermiculite acoustical plastic or the approved plastic on gypsum vermiculite plaster applied to a suspended metal lath ceiling.

The steel floor units were supported on a structural beam and were welded to this support. Each joint of adjoining sheets were welded on 30 inch centers over the full length of the seam. Holes were then drilled on the face of the floor units, 3'-0" on centers to receive the hangers as required under Section C26-461.0 Administrative Building Code. These hangers carry the 1½ inch channels and lath that comprise the suspended ceiling.

The plaster is applied to the lath in a two coat operation, the scratch being a mix of 2 cu. ft. of vermiculite to 100 lbs. of gypsum; the brown coat being a mix of 3 cu. ft. of vermiculite to 100 lbs. of gypsum. The scratch and brown coat total thickness is ⅝ inches. The acoustical plastic or plaster is then applied over the scratch and brown coat giving a total overall thickness of 1½ inches.

The beam is protected by the caging method; strips of furring channel are bent in a "U" shaped section and are placed around the beam on 12 inch centers and wire tied to

stiffener channels. The caging is so placed as to provide a distance of 2½ inches from the face of the lath to the bottom flange of the beam. A vermiculite plaster, the same mix as applied to the floor units, is then applied to the face of the lath to a thickness of 1½ inches.

**INSPECTION AND TEST:** A floor constructed as herein described was tested at the Underwriters' Laboratory in accordance with the requirements of Sections C26-588.0 through C26-590.0 and C26-593.0 through C26-599.0 Administrative Building Code. The construction successfully met the requirements of a 3-hour construction. The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as American Steel Band Co. OP Steel Flooring as a component part of a three hour fire resistive floor and/or roof construction when constructed as herein described and in accordance with drawings that are included in the Underwriters' Report Retardant 3847-1 which is on file with and is part of the record, for use in New York City under the provisions of Section C26-239.0 Administrative Building Code, on condition that all plans filed with the Department of Buildings showing the proposed use of this construction shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 1010-54-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 792-55-SM

**APPLICANT**—Penn Metal Co., Inc., owner.

**APPEARANCES**—

For Applicant: O. R. Downer and D. E. Boothroy.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:  
792-55-SM—Penn Metal Company, Inc., New York, filed for approval of the material known as Penmetal Lightsteel Structural Sections under the provisions of Sections C26-143.0, C26-240.0 through C26-244.0 and C26-519.0 Administrative Building Code.

USE: The material is used as a steel joist.

**DESCRIPTION:** The joists are composed of a flat webbed channel crimped at the edge of the web. To this channel are welded cold formed angles. These angles are also crimped and together with the channel form an "I" shaped section. The crimped portions at the edges of the section provide a slot which is used for nailing.

The center of the web of all joists is perforated with 2½ inch round holes, 12 inches on centers. Two ¾" round holes are punched in 1¼ inches from the center line of the joist equidistant between the 2½" holes.

The joists are 6, 8, 9, 10, 11 and 12 inches in depth and are formed of 16, 14 and 12 gauge steel. The steel conforms to A.S.T.M.-A-303 having a minimum yield of 40,000 p.s.i.

**INSPECTION AND TEST:** Tests were conducted at Cornell University and Ohio State University in accordance with the requirements of Section C26-519.0 Administrative Building Code.



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It was noted that the joists met the requirements of the loading as set forth under Section C26-519.0.e but the deflection test as required under Section C26-519.0.d.I showed that the load tables, as submitted by the applicant in his catalogue, which are figured on the basis of deflection, did not comply with test results. The loads in the test varying from 1/2 of 1% to 10% less than the published loads. The complete reports are on file with and are part of the record.

**RECOMMENDATION:** On the basis of the tests and the data submitted by the applicant, the Committee on Test recommends the approval of the Penmetal Lightsteel Structural Sections as a steel joist as defined under Section C26-143.0 for use as simple spans when using material that has a yield point of at least 40,000 p.s.i., when used in buildings as permitted of height and area limitations as set forth under Section C26-254.0 and for maximum loads and number of stories and uses as limited by Section C26-519.0.b under the following conditions: The load tables as published in the applicant's catalogue, dated January, 1960, and known as A.I.A. File 13-G, shall be reduced by 10%; that the joists may be used as a floor joist under Section C26-519.0.c.2.3 in floor systems as provided under Sections C26-240.0, C26-241.0, C26-242.0 and C26-243.0; as a substitute for secondary wood members under Section C26-244.0; as a component part of a fire resistive floor construction in Class II construction under Section C26-240.0 when protected as required under Section C26-620.0.c.I.b and further that all designs be certified by a Licensed Professional Engineer or Registered Architect; that details of design comply with this resolution, that the erection of these joists shall be inspected by component representatives of the applicant during the course of erection and that the bill of material or delivery slip carry the wording "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 792-55-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 356-57-SM

**APPLICANT**—American Biltrite Rubber Company, owner  
—additional use of floor tile.

### APPEARANCES—

For Applicant: Joseph Platzker.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

356-57-SM—Amendment to resolution as to permissive use in stair enclosures.

Joseph Platzker for American Biltrite Rubber Company requested that the resolution adopted February 17, 1959 under Calendar Number 356-57-SM be reopened and amended so as to allow the use of this tile in stair enclosures.

**USE:** A vinyl floor tile.

**DESCRIPTION:** There has been no change in the material, thickness or method of manufacture of the tile.

**INSPECTION AND TEST:** The tile was tested by the Foster D. Snell Laboratory in accordance with the requirements of Section C26-88.0 Administrative Building Code so as to determine the incombustibility of the tile and it was noted that the tile successfully met the requirements of an incombustible material. The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted February 17, 1959 under Calendar Number 356-57-SM be reopened and amended so as to permit the use of the tile in stair enclosures as the tile was found to comply with the requirements of Section C26-88.0 Administrative Building Code, on condition that all requirements of the resolution adopted February 17, 1959 under Calendar Number 356-57-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 260-59-SA

**APPLICANT**—E. B. Blue Company, owner.

### APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

260-59-SA—E. B. Blue Co., South Norwalk, Conn., filed for approval of the appliance known as the Blue Double Rotation Oven, Model #200 & Model #300 Series, Gas Fired, under the provisions of Article 12, Chapter 26, Administrative Building Code.

**USE:** Oven for molding and curing vinyl plastic objects.

**DESCRIPTION:** The Model #200 is listed as either Model 200A, B, and C, and the Model #300 is listed as either Models 300A or 300B.

The oven is a gas heated oven with an interior mechanism for rotating, in two planes at the same time, molds, into which a plastic liquid of the vinyl plastisol, have been poured in and sealed. The purpose of the oven is to jell and cure the plastic by heat penetration through the molds. The liquid plastic coats the inner surfaces of the molds while rotating and then thickens under heat to a rubberlike condition.

The Model 200A, using a direct fired gas burner, with continuously burning pilot, manually lighted, "Baso" safety control, on-off control of gas supply by solenoid valve actuated by a Partlow temperature control, recirculating hot air system, exhaust vent and explosion latches on the access door.

The Model 200B is the same as Model 200A except that it uses a Wheelco Flameotrol or an equivalent electronic flame safety unit for protection of the gas pilot flame, actuating solenoid gas valve for shut-off in case of flame failure and the on-off control of temperature.

The gas line to pilot burner also has a solenoid valve free to open after 45 seconds for purging period.

The Model 200 C is the same as the Model 200 B except that the burner is of the blower burner type, and the controls are either On-Off, On-Off with By-Pass or modulating with a motor actuated valve in air-gas feed to the burner nozzle; similar to a Maxon Premix burner or a controlling blower air supply to the burner mixer, as in a Bryant Burner Unit.

The Model 300 A is similar to the Model 200 Series except it is a larger unit using a direct fired atmosphere gas burner with On-Off control, continuously burning pilot and continuously running fans.

The Model 300 B is a direct fired burner with On-Off, On-Off with By-Pass or High-Low or modulating control on the burner output.



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The oven in general consists of an inner and outer shell of steel with 5 inches of insulation.

When the work is inserted in the oven and the door is closed, a door switch starts a preset timer and a motor drive.

The gas burner fires into a stainless steel tube which goes through the oven wall and into an interior combustion chamber. The fans pull the combustion gases into the oven along with the outside air which is mixed with the hot air in the oven and then recirculated.

The molds are removed from the oven after a predetermined time, cooled, and the closures are then removed and the cured vinyl pieces are then removed.

**INSPECTION AND TEST:** An oven as herein described was inspected by Ass't. Engr. J. A. Darts, Committee on Test, at 375 West Broadway, New York City. The appliance operated as designed and the safety controls functioned as required. No explosive gases were driven off.

**RECOMMENDATION:** The Committee on Test recommends the approval of the appliance known as the Blue Double Rotation Oven, Models 200A, 200B, 200C, 300A and 300B, when constructed as herein described, for use in New York City when installed in accordance with the requirements of Article 12, Chapter 26, Administrative Building Code and further the appliance shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 260-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 643-59-SM

**APPLICANT**—C. G. Pardee Company, Incorporated, owner.

### APPEARANCES—

For Applicant: Kenneth Warren.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
643-59-SM—C. G. Pardee Co., Inc., Long Island City, New York, filed for approval of the material known as Drycrete Liquid under the provisions of Section C26-191.0 Administrative Building Code.

**USE:** An admixture for concrete and cement mortar.

**DESCRIPTION:** The material is basically an aqueous solution of calcium chloride of a minimum concentration of 29° Baume. To this solution is added a plasticizer for workability.

**INSPECTION AND TEST:** A comparative test was conducted by the Gulick-Henderson Laboratories, Inc. to determine if the added Drycrete had any adverse effect on the concrete. It was noted that the strength of the concrete with the admixture was greater than the concrete without the admixture, all other items being equal. The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as Drycrete Liquid for voluntary use in New York City as an admixture to concrete and/or cement mortar, on condition that the

amount used shall not exceed 1 quart per sack of cement and further that all containers in which the material is marketed shall be labeled, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 643-59-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 148-60-SM

**APPLICANT**—Columbia Acoustics & Fireproofing Company, owner—additional fireproof construction.

### APPEARANCES—

For Applicant: Frank M. Stumpf.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
148-60-SM—Amendment to resolution as to additional fire proof construction.

Columbia Acoustics and Fireproofing Co., Stanhope, New Jersey, requested that the resolution adopted May 24, 1960 under Calendar Number 148-60-SM be reopened and amended so as to include additional fireproof construction.

**USE:** Material is to be used as an acoustical and thermal insulation and as a component part of three hour fire resistive floor and/or roof construction.

**DESCRIPTION:** The material is the same as the presently approved material. The construction is the same as the presently approved except the thickness in which the material is applied to the underside of the steel deck and to the contour of the steel beam. The deck is protected with  $\frac{1}{4}$  inch of the material Cafco and the beam by  $1\frac{1}{8}$  inches of Cafco; the original being  $\frac{1}{2}$ " &  $1\frac{1}{2}$ " respectively.

**INSPECTION & TEST:** The construction was tested at the Underwriters' Laboratory of Canada in accordance with the requirements of Section C26-609.0 Administrative Building Code, and as the beam was loaded to a stress of 20,000 p.s.i., the beam temperature was not the criterion. The construction successfully met the fire test requirements. The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted May 24, 1960 under Calendar Number 148-60-SM be reopened and amended so as to include the additional form of construction as herein described wherein the steel deck is protected by  $\frac{1}{4}$  inch of Cafco and the steel beam is protected by  $1\frac{1}{8}$  inches of Cafco and applied in accordance to the Drawing CB-615c which is on file with and is part of the record, on condition that the requirements of the resolution adopted May 24, 1960 under Calendar Number 148-60-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.



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## 259-60-SM

APPLICANT—Karpen Steel Products, Incorporated, owners.

### APPEARANCES—

For Applicant: Harold Kardeman.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

259-60-SM—Karpen Steel Products, Inc., Farmingdale, New York, filed for approval of the material known as Karpen Fireproof Metal Door under the provisions of Section C26-610.0 Administrative Building Code and the Rules for Inspection of Opening Protective Assemblies.

USE: The door is rated as a 1½ hour fire resistive door.

DESCRIPTION: The door is a single swing hollow metal door of the flush design equipped with 1½ pairs of 4½ inch full mortise hinges and a single point latch having a ¾ inch throw. The size of the door is 44 inches in width by 84 inches in height and 1¾ inches in thickness.

The front and back faces are of 19 gauge steel and the stiffeners are channel shaped, 20 gauge steel spaced 4½ inches from the edges of the door and then every 8½ inches on center. The top and bottom channels, closing the assembly are of 18 gauge steel spot welded to the face on each side, 2 inches from each end and 4 inches on center. The insulation is 3½ lb. density rock wool.

INSPECTION & TEST: The door was tested at the Underwriters' Laboratory in accordance with the requirements of Section C26-610.0 Administrative Building Code and successfully met the requirements of both the fire and hose stream tests for a rating of 1½ hour fire resistive opening protective assembly. The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Karpen Fireproof Metal Door when constructed as herein described and in accordance with the drawings contained in the Underwriters' Laboratory Report Retardant 4253, marked "Received April 7, 1960," which is on file with and is part of the record, for use in New York City under the provisions of Section C26-610.0 Administrative Building Code as a 1½ hour fire resistive opening protective assembly, on condition that the requirements of the Rules of the Board for the Inspection of Opening Protective Assemblies are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 448-60-SA

APPLICANT—The Vapor Recovery Systems Company, owner; Frank B. Gill, agent.

### APPEARANCES—

For Applicant: Frank B. Gill.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Fox and Commissioner Becker ..... 3  
Negative: ..... 0

Not Voting: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

448-60-SA—Vapor Recovery System Co., Compton, Cali-

fornia, filed for approval of the appliance known as Varec Liquid Level Limit Switches, Models 9351-S Series, 2550 Series and 9600-RS, under the provisions of Section C19-50-b.10 Administrative Code. These liquid level limit switches may be installed in conjunction with their 2500 Series gauges and 8320 Series annunciator boards.

USE: Liquid level indicating devices for use in petroleum bulk storage terminals.

DESCRIPTION: The Varec 9351-S Series are liquid level transmitters intended for use with the Varec 2500 Series automatic tank gauges. They are attached to the gauge head cover and are driven directly by the gauge mechanism.

The electrical components of the transmitter are completely housed in a cast aluminum explosion proof enclosure. Two seals are used between the drive and the electrical section of the transmitter with a vent provided to atmosphere between the seals. A closely fitted shaft, running in sleeve bearings forms an explosion proof passage through the dividing partition.

A separate conduit box attached to the transmitter housing contains the terminal strip for the field wiring. A seal is provided between the transmitter housing and junction box to prevent the entrance of moisture and to allow for transformer oil filling of the transmitter housing if desired.

The transmitter electrical portion is constructed as a complete sub-assembly allowing removal for inspection and servicing without disrupting the assembly or adjustments. The electrical assembly contains calibrated foot and inch dials to facilitate setting the transmitter to correct liquid level reading. Once set, no other adjustments are required.

The transmitter also encloses two single pole double throw limit switches which are on a separate circuit and can be set to function on 95% and 98% of tank capacity energizing visual and audible alarms such as are installed on the 8320 Series annunciator board. The 9351-S Series can also transmit the depth of liquid to a remotely installed single indicator clock receiver reading in feet and inches, and can be wired to a data printer unit for a permanent record and can also be used to actuate motor driven valves or pumps.

The 2550 Series are level limit switches only and have single pole double throw switches operated by cams driven by a shaft from the automatic tank gauge or from a special elbow drive through which passes the stainless steel gauging tape over a pulley made of stainless steel. This series is made with from two limit switches up to five limit switches to indicate various levels but two limits are always to be set at 95% and 98% of tank capacity. They are available for top of tank or side of tank installation.

The switch housing is cast aluminum, explosion proof enclosure with ¾ inch minimum conduit connection.

The 9600-RS is a combination of limit switches and transmitter in an explosion proof housing with a 2500 Series automatic tank gauge assembled as a unit.

The 2500 Series, automatic tank gauge, operates by the rise and fall of a guided float placed within the storage tank. This float is attached to a stainless steel perforated gauging tape. The tape is carried through piping and over stainless steel pulleys in special elbow fittings to the gauge head where it winds on a reel. The gauge head is equipped with a sight glass and also an operation checker by means of which the free movement of the tape can be periodically checked. The rotation of the spring wound tape reel as the float rises or falls in the tank drives the gear and cam mechanism in the transmitter or switch box and will operate the limit switches at preset levels.

The 8320 Series annunciator board is a panel board intended for installation in the dispatcher's office. It carries two sets of warning lights for each storage tank connected to the alarm system. It is also equipped with a buzzer for audible alarm. The lights and buzzer are set to operate at 95% and 98% capacity levels in the tank as it is being filled. The annunciator board is also provided with two electric meters, one calibrated to read in feet and the other to read in inches of liquid depth in any tank in the system. The



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transmitter on any tank is cut in to the meter circuit by means of a rheostat on the board.

**INSPECTION & TEST:** A typical installation was inspected at the petroleum storage terminal at the foot of Steinway Street, Queens. Limit switches were made to operate warning horns and lights. Present were Ass't. Engr. G. F. Sklenarik and Mr. Frank Gill, representing the applicant.

These limit switches have been approved for hazardous locations by Underwriters' Laboratories and Canadian Standards Association.

**RECOMMENDATION:** The Committee on Test recommends the approval of the appliance known as Varec Liquid Level Limit Switches, Models 9351-S Series, 2550 Series and 9600-RS, when installed in accordance with this report and the provisions of Section C19-50.b.10 Administrative Code, provided that each installation including the electric wiring circuits of the alarm system comprising limit switches, visual and audible alarms and receiver or annunciator boards shall be acceptable to the Fire Department and such tests and periodic retests shall be made of each installation as that department may require and further that each device containing limit switches shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 448-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 531-60-SM

**APPLICANT**—Eastern Duo-Fast Corporation for Fastener Corporation, owner.

**APPEARANCES**—

For Applicant: Bruce J. Zorn.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

531-60-SM—Eastern Duo-Fast Corp. for Fastener Corp., filed for approval of the material known as Duo-Fast Staple Gun S-762 and Staples under the provisions of Section C26-191.0 Administrative Building Code.

USE: Attachment of sheathing board to studs.

**DESCRIPTION:** The staples are galvanized staples made of 16 gauge wire ranging in length from 1½ inches to 1¾ inches and the crown ¾ inches to 1 inch. The gun to drive the staples is air operated.

**INSPECTION & TEST:** Tests were conducted on the staples by the Smith-Emery Co. and the tests conducted were comparative shear tests, nails versus staples size versus size and in all tests the staples showed a higher shear value. The complete reports are on file with and are part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as Duo-Fast Staple Gun S-762 and staples for voluntary use in New York City under the provisions of Section C26-191.0 Administrative Building Code to be used in lieu of nails as a means of nailing under the following conditions: When used in conjunction with plywood or fiber board sheathing and in plywood subflooring the spacing of the staples shall be as follows: around entire perimeter of sheet—3 inches on center and spacing on intermediate studs or joists 6 inches on cen-

ters and further that all containers in which the material is marketed shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 531-60-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 714-60-SM

**APPLICANT**—American International Tool Corporation, owner; Fireproof Products Company, Incorporated, agent.

**APPEARANCES**—

For Applicant: Stanley Sirotin and Howard J. Chick.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 714-60-SM—Fireproof Products Co., Inc., for American International Tool Corp., Miami Beach, Florida, filed for approval of the materials known as Columbia-matic 8 and Columbia-matic 8 Jr. Power Tool, under the provisions of Section C26-1265.0, C26-1340.0, C26-1360.0, C26-1367.0, C26-1383.0, and C26-1392.0 Administrative Building Code. USE: The gun is used for driving approved studs for fastening structural material.

**DESCRIPTION:** The Columbia-matic Power Tool is a cartridge operated tool for driving hardened steel studs to fasten such materials as wood and steel to concrete and steel or for driving studs directly into concrete and steel for fastening various fixtures thereto.

The tool differs from the other power tools in that it will fire 8 shots before reloading.

In order to fire the tool, the safety trigger on the underside of the tool must first be depressed with the second hand, prior to setting the cover plate flush against the surface to be fired into. This requires the removal of the second hand, so that it cannot be in the line of flight. Each time the tool is fired, the safety trigger must be depressed again before another shot can be fired.

The tool can then be placed flush against the firing surface, the trigger is then squeezed, firing the pin into the surface. Thus there are two separate and distinct motions.

Should the firing surface be uneven or the cover plate (safety shield) be tilted at an angle, the gun will not fire and if a chamber of the cylinder not be properly aligned with the barrel, to insure an unobstructed shot, the tool also will not be able to be fired.

Should the safety shield be removed for any purpose, the same device that unlocks the cover plate allowing its removal, also acts as a safety device to prevent the tool from being fully cocked and it thus cannot be fired again. Should an effort be made to cancel out this cover plate safety device, it will snap into another position which still prevents the tool from being cocked and fired. The action that locks the cover plate or safety shield in its proper position when it is replaced on the tool, clears the safety position of the cover plate lock, so that the tool can be fired.

**INSPECTION & TEST:** Pull out tests were conducted by the Pittsburgh Testing Laboratory on studs driven into concrete and into steel. Pull out tests showed that pull out in 3000 p.s.i. concrete ranged from 700 to 1500 lbs. with penetration from 1¼" to 1¾" and in steel from 1177 to 2900 lbs. The appliance has been approved by the Underwriters' Labo-



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ratory, New York State Board of Standards and Appeals and The Commonwealth of Massachusetts. The approvals are on file with and are part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as the American International Tool Corp. Columbia-matic 8 and Columbia-matic 8 Jr Power Tool for driving studs into steel or concrete for use in New York City under the provisions of Sections C26-1265.0, C26-1340.0, C26-1360.0, C26-1367 and C26-1383.0 Administrative Building Code and C10-38.0 Administrative Building Code, provided the appliance bears a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 714-60-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 792-60-SM

**APPLICANT**—American Steel Products Corporation, owner.

**APPEARANCES**—

For Applicant: Harry J. Rosenblum.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

**THE RESOLUTION**—

**WHEREAS**, the report of a Committee on Test reads: 792-60-SM—American Steel Products Corp., Brooklyn, New York, filed for approval of the material known as the American Steel Products Corp. 1½ hour Hollow Metal Fire Door under the provisions of Section C26-660.0 Administrative Building Code.

**USE:** An 1½ hr. fire resistive opening protective assembly. **DESCRIPTION:** The door is designed to protect an opening 7' x 0" high by 2' x 7¾" wide and is 1¾" thick.

Both faces of the door consist of Number 20 gauge steel sheets.

The door has two pairs of vertical stiffeners of 22 gauge steel that run the full height of the door and the shape of these stiffeners is a hat shape and each pair are so installed that they are back to back. Each pair of stiffeners are located 8 inches from the edge of the door and are welded to the faces on 4 inches centers.

The top and bottom closure channels that run the width of the door are of 16 gauge steel, provided with 4 vent holes. These closures are welded to the face sheets on 2 inch centers.

The door is insulated with 3½lb. density rock wool and is only insulated between the stiffeners and between the stiffeners and the edges of the door. There is no insulation in the space of the "hat" in the stiffeners themselves.

The hinge and lock stile are reinforced with ½ inch steel to accept the lock and hinges.

The hardware consists of two hinges and a lock having ¾ inch bolt throw.

**INSPECTION & TEST:** A door constructed as herein described was tested at Protexal Laboratories in accordance with the requirements of Section C26-609.0 and successfully met both the fire and hose stream requirements. The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as American Steel Products Corp. 1½ Hour Hollow Metal Fire Door when constructed as herein described for use in New York City

as a 1½ hour fire resistive opening protective assembly, on condition that the requirements of the Rules of the Board for the Inspection of Opening Protective Assemblies are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 483-60-SA

**APPLICANT**—Dixie Products, Incorporated, owner; Eli A. Finn, agent.

**SUBJECT**—Application June 27, 1960—Dixie Gas Range Models 10F, 16F, 340, 240, 4530, 4610 and 4710, Series, approval of.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Laid over to January 17, 1961, at 2 P.M. for further consideration and decision.

## 604-57-A

**APPLICANT**—Patrick D. Concagh for James V. Spadea, owner; Theodore R. Sills and Company, lessee.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent; re Class 3 construction, commercial use; previously granted on condition.

**PREMISES AFFECTED**—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

**APPEARANCES**—

For Applicant: P. D. Concagh.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

**THE RESOLUTION**—

**WHEREAS**, this application was granted by the Board on January 19, 1960, on certain conditions; and

**WHEREAS**, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 19, 1960, by adding thereto:

"that in lieu of the fire-escape heretofore required, a party wall fire-escape may be permitted with egress provided substantially as shown on revised drawing dated December 14, 1960, one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt 777/57)

## 568-60-A

**APPLICANT**—De Rose & Cavalieri for Cecil H. Williams, owner.

**SUBJECT**—Application July 25, 1960—Appeal from a decision of the Borough Superintendent re—frame construction, business use.

**PREMISES AFFECTED**—1363 Prospect Avenue, west side, 22.08 ft. north of Freeman Street, Block 2968, Lot 52, Borough of Bronx.

**APPEARANCES**—

For Applicant: George J. Cavalieri.

**ACTION OF BOARD**—Appeal granted on condition.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0



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## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1960 on Alt. Applic. 524-60, reads:

"1. Business use contrary to Building Code Section (4.1.3) application not further examined."

and

WHEREAS, the applicant states that the building is 19 feet by 48 feet in area, 2 stories and basement, 30 feet high, of class 4 construction, located in business use, B area, class 1½ height district, built in 1897, now used and occupied since 1960: basement—doctor's office and boiler room; 1st and 2nd floors—dwelling, 1 family each floor, contrary to Certificate of Occupancy #28807 issued March 25, 1960 against Alt. Applic. 937-56; that the proposed use and occupancy will be the same as the present actual occupancy; and

WHEREAS, the applicant states that the present certificate of occupancy permits the doctor's office on the basement floor on condition that he resides on the 1st floor; that this condition imposes a hardship upon the owner, because a tenant who is willing to occupy both basement and 1st floor as a single unit is difficult to find; that the basement enclosure walls are of brick; that there is no useable difference in the variance requested, that is, if the doctor's office was rented separate from the dwelling use; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated July 12, 1960, acting on Alt. Applic. 524-60 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to the drawing filed with this appeal dated July 25, 1960, 1 sheet; and that a new Certificate of Occupancy shall be obtained.

## 583-60-A

APPLICANT—Ford Instrument Company, Division Sperry Rand Corporation, owner.

SUBJECT—Application July 20, 1960—Appeal from a decision of the Fire Commissioner re—permit for employees to smoke.

PREMISES AFFECTED—31-10 Thomson Avenue, southwest corner of 31st Place, Block 278, Lot 1, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Verhaaren.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 22, 1960 on Folder No. 53591.01, reads:

"This will acknowledge receipt of your letter of June 14th, 1960 wherein you request a permit for employees to smoke on 4th floor, 3rd floor, 2nd floor, 1st floor and basement of your factory building situated at the above mentioned premises.

You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provision of the Labor Law and the Rules of the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is 200 feet by 482 feet in area, 4 stories, 52 feet 6 inches high, of class 3 construction, located in unrestricted use, A area, class 2 height district, built in 1919, now used and occupied since 1943: basement—machine shop, 339 persons; 1st floor—offices and laboratories, 297 persons; 2nd floor—offices and laboratories, 210 persons; 3rd floor—offices, 84 persons; 4th floor—offices, 115 persons; substantially in accordance with Certificate of Occupancy #28551 issued February 15, 1943 against Alt. Applic. 2931-40; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that permission is requested to smoke in various areas, other than manufacturing; that no request is made for smoking in the basement floor; that the request is made to permit smoking on the 4th floor—entire floor occupied as general office area, excluding vault; 3rd floor—entire floor occupied as executive offices and general office area, excluding multilith room; 2nd floor—entire floor occupied as general office area, drafting room and engineering laboratories, excluding engineering vault and chemical laboratory storage room; 1st floor—entire floor occupied as general office, area, engineering laboratories and cafeteria, excluding paint shop, carpenter shop and plating shop; that their employees have requested that application be made for permission to smoke; that it is difficult to enforce "NO SMOKING" rules in the plant; that surreptitious smoking is a greater hazard than smoking under controlled conditions; that watchmen, porters, and matrons are on duty in the areas where smoking is permitted during times when necessary; that permission to smoke will not materially increase the fire hazard in the plant; that sand filled ash trays will be provided at convenient locations for extinguishing cigarettes; and

WHEREAS, the premises were inspected by a representative of the Fire Commissioner who reported that the Fire Department had no objection to granting under certain conditions.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Fire Commissioner, acting on June 22, 1960, Folder No. 53591.01 and that the appeal be and it hereby is *granted, on condition* that the building conform to drawings filed with this appeal, dated July 20, 1960, 4 sheets; that there shall be no smoking on the basement floor; that smoking on the first, second, third, and fourth floors shall be confined to the areas so designated on the drawings filed with this appeal.

## 672-60-A

APPLICANT—Albert Melniker for James Cox, owner.

SUBJECT—Application September 16, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street—Dora Street.

PREMISES AFFECTED—21 Dora Street, north side, 183.11 feet west of Woolley Avenue, Block 472, Lot 66, Castleton Corners, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 16, 1960 on N.B. Applic. 890/60, reads:

"1. Proposed building is on a lot not located on a legal city street. Proposed construction is contrary to Art. 3 Par. 36 of the General City Law."

and

WHEREAS, the applicant states that the site is presently vacant; and

WHEREAS, the applicant states that the street in question is one block in length connecting Crystal Avenue and Woolley Avenue; that there are, at the present time, three newly erected houses on this street for which permits were issued; that the street connects two final mapped streets and is within 6 inches of final grading based on a profile map prepared by our surveyor; that due to a recent interpretation by the Department of Buildings, Borough of Richmond, it was decided by the Superintendent of Buildings that no permits would be issued where final mapped streets are not available; that this has prevented the issuance of a permit for the construction of this one family house on the property in question; that reference is made to the attached su-



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preme court decision under General City Law, Section 36 in the matter of Turner (calgi) and related cases with the following statement:

"There is no requirement that the lot to support the proposed structure shall have a frontage on a public street or highway."

that it is further emphasized that the street in question, Dora Street, has in addition to the privately installed sewer; that gas installed by the Brooklyn Union Gas Company; that electricity installed by the Con Edison Company; that water was installed by the City of New York, as well as telephone installed by the New York Telephone Company; that this voids the statement that no public municipal street utility or improvement shall be constructed by the city in any street or highway until it has become a public street and highway and is duly placed on the official map or plan; that in view of the hardship created by this recent ruling; that the fact that the owner has purchased this property at a cost to him and assessment consistent with usable property; that also that for over 30 years it has been the practice in the Borough of Richmond to issue Building Permits for streets not finally mapped since the greater majority of streets on Staten Island are not finally mapped nor do they have drainage plans; that it is therefore requested before this Board to issue a variance to permit the construction of this building.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Applic. 890/60, dated August 16, 1960, Objection No. One, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, *on condition* the work be done in accordance with drawings filed with this appeal, dated September 16, 1960, two sheets; that all laws, rules and regulations applicable shall be complied with; and that a Certificate of Occupancy shall be obtained.

## 693-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

PREMISES AFFECTED—164 Wolverine Street, southwest corner of Wilder Avenue, Block 4400, Lot 1, Oakwood Heights, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Frederick H. Jones.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 19, 1960 on N.B. Applic. 377/60, reads:

"1. The above dwelling is located on a street that is not final mapped."

and

WHEREAS, the applicant states that the proposed building will be 25 feet by 42 feet 4 inches in area, 1 story, 19 feet high, of class 4 construction, located in the residence use, G-1 area, class  $\frac{3}{4}$  height district, to be used and occupied as a one family dwelling; that Thomas Street is finally mapped; that Wolverine Street has all utilities installed, namely, sewer, water, gas, electricity and telephone; that this voids the statement that "no public municipal street utility or improvement shall be constructed by the City in any street or highway until it has become a public street and highway and is duly placed on the official map or plan," as stated in Article 3, Section 36 of the General City Law; that on the north side of Wolverine Street construction is under way for a group of dwellings by Irontown Construc-

tion, Inc., which company received a variance from the Board under Cal. No. 449-60-A, to permit the erection of dwellings on this street; that a plan and profile of Wolverine Street has been prepared and the necessary procedures initiated to have this street final mapped; that the street in question is rough graded to within several inches of the tentative grading submitted for adoption; that due to a recent interpretation by the Department of Buildings, Borough of Richmond, it was decided by the Superintendent of Buildings that no permits would be issued where final mapped streets are not available; that application is made before the Board for a variance that will permit the issuance of a permit, the erection of the proposed one family dwelling, and the issuance of a certificate of occupancy upon completion; that the owner has purchased this property for immediate development and in terms of construction procedures the builder should have these buildings fully enclosed before winter weather; that request is respectfully made before this Board to issue a variance covering all conditions as described above; that in addition, in view of the fact that for over 30 years it has been the practice in the Borough of Richmond to issue Building Permits and certificate of occupancy for streets not finally mapped since the greater majority of streets on Staten Island are not finally mapped; that as stated above the necessary steps have been taken to have this street final mapped at the expense of the builders and to install all necessary street improvements as required by regulations.

*Resolved*, that the decision of the Borough Superintendent, dated September 19, 1960, acting on N.B. Applic. 377/60 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal, dated September 22, 1960, two sheets; and that the owner will construct a sidewalk, curb, and pavement along the south half of Wolverine Street in front of his property to the satisfaction of the Borough President; and that a Certificate of Occupancy shall be obtained.

## 694-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

PREMISES AFFECTED—168 Wolverine Street, south side, 52 feet west of Wilder Avenue, Block 4400, Lot 45, Oakwood Heights, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Frederick H. Jones.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 19, 1960 on N.B. Applic. 378-60, reads:

"1. The above dwelling is located on a street that is not final mapped."

and

WHEREAS, the applicant states that the site is 40 feet by 100.06 feet in area, located in residence use, G-1 area, class  $\frac{3}{4}$  height district, now vacant; that the proposed use and occupancy will be: cellar—ordinary; 1st floor—1 family dwelling and 1 car off-street parking; and

WHEREAS, the applicant states that the Wolverine Street has all utilities installed, namely, sewer, water, gas, electricity and telephone; that this voids the statement that "no public municipal street utility or improvement shall be constructed by the city in any street or highway until it has become a public street and highway and is duly placed on the official map or plan," as stated in Article 3, Section 36 of the General City Law; that on the north side of Wolver-



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ine Street construction is under way for a group of dwellings by Irontown Construction, Inc., which company received a variance from the Board under Cal. No. 449-60-A, to permit the erection of dwellings on this street; that a plan and profile of Wolverine Street has been prepared and the necessary procedures initiated to have this street final mapped; that the street in question is rough graded to within several inches of the tentative grading submitted for adoption; that due to a recent interpretation by the Department of Buildings, Borough of Richmond, it was decided by the Superintendent of Buildings that no permits would be issued where final mapped streets are not available; that application is made before the Board for a variance that will permit the issuance of a permit, the erection of the proposed one family dwelling, and the issuance of a certificate of occupancy upon completion; that the owner has purchased this property for immediate development and in terms of construction procedures the builder should have these buildings fully enclosed before winter weather; that request is respectfully made before this Board to issue a variance covering all conditions as described above; that in addition, in view of the fact that for over 30 years it has been the practice in the Borough of Richmond to issue Building Permits and certificate of occupancy for streets not finally mapped since the greater majority of streets on Staten Island are not finally mapped; that as stated above the necessary steps have been taken to have this street final mapped at the expense of the builders and to install all necessary street improvements as required by regulations.

*Resolved*, that the decision of the Borough Superintendent, dated September 19, 1960, acting on N. B. Applic. 378-60 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal, dated September 22, 1960, two sheets; that the owner will construct a sidewalk, curb, and pavement along the south half of Wolverine Street in front of his property to the satisfaction of the Borough President; and that a Certificate of Occupancy shall be obtained.

## 695-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

PREMISES AFFECTED—172 Wolverine Street, south side, 92 feet west of Wilder Avenue, Block 4400, Lot 43, Oakwood Heights, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Frederick H. Jones.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 19, 1960 on N. B. Applic. 379-60, reads:

"1. The above dwelling is located on a street that is not final mapped."

and

WHEREAS, the applicant states that the site is 40 feet by 100.06 feet in area, located in residence use, G-1 area, class  $\frac{3}{4}$  height district, that the proposed use and occupancy will be: cellar—ordinary; 1st floor—1 family dwelling and 1 car off-street parking; and

WHEREAS, the applicant states that Wolverine Street has all utilities installed, namely, sewer, water, gas, electricity and telephone; that this voids the statement that "no public municipal street utility or improvement shall be constructed by the City in any street or highway until it has become a public street and highway and is duly placed on the official map or plan," as stated in Article 3, Section 36 of the General

City Law; that on the north side of Wolverine Street construction is under way for a group of dwellings by Irontown Construction Inc., which company received a variance from the Board under Cal. No. 449-60-A. to permit the erection of dwellings on this street; that a plan and profile of Wolverine Street has been prepared and the necessary procedures initiated to have this street final mapped; that the street in question is rough graded to within several inches of the tentative grading submitted for adoption; that due to a recent interpretation by the Department of Buildings, Borough of Richmond, it was decided by the Superintendent of Buildings that no permits would be issued where final mapped streets are not available; that application is made before the Board for a variance that will permit the issuance of a permit, the erection of the proposed one family dwelling, and the issuance of a certificate of occupancy upon completion; that the owner has purchased this property for immediate development and in terms of construction procedures the builder should have these buildings fully enclosed before winter weather; that request is respectfully made before this Board to issue a variance covering all conditions as described above; that in addition, in view of the fact that for over 30 years it has been the practice in the Borough of Richmond to issue Building Permits and certificate of occupancy for streets not finally mapped since the greater majority of streets on Staten Island are not finally mapped; that as stated above the necessary steps have been taken to have this street final mapped at the expense of the builders and to install all necessary street improvements as required by regulations.

*Resolved*, that the decision of the Borough Superintendent, dated September 19, 1960, acting on N. B. Applic. 379-60 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal, dated September 22, 1960, two sheets; that the owner will construct a sidewalk, curb, and pavement along the south half of Wolverine Street in front of his property to the satisfaction of the Borough President; and that a Certificate of Occupancy shall be obtained.

## 696-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

PREMISES AFFECTED—176-Wolverine Street, south side, 132 feet west of Wilder Avenue, Block 4400, Lot 41, Oakwood Heights, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Frederick H. Jones.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 19, 1960 on N.B. Applic. 380-60, reads:

"1. The above dwelling is located on a street that is not final mapped."

and

WHEREAS, the applicant states that the building is 40 feet by 100.06 feet in area, located in residence use, G-1 area, class  $\frac{3}{4}$  height district, that the proposed use and occupancy will be: cellar—ordinary; 1st floor—1 family dwelling and 1 car off-street parking; and

WHEREAS, the applicant states that Wolverine Street has all utilities installed, namely, sewer, water, gas, electricity and telephone; that this voids the statement that "no public municipal street utility or improvement shall be constructed by the City in any street or highway until it has become a public street and highway and is duly placed on the official



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map or plan," as stated in Article 3, Section 36 of the General City Law; that on the north side of Wolverine Street construction is under way for a group of dwellings by Irontown Construction, Inc., which company received a variance from the Board under Cal. No. 449-60-A, to permit the erection of dwellings on this street; that a plan and profile of Wolverine Street has been prepared and the necessary procedures initiated to have this street final mapped; that the street in question is rough graded to within several inches of the tentative grading submitted for adoption; that due to a recent interpretation by the Department of Buildings, Borough of Richmond, it was decided by the Superintendent of Buildings that no permits would be issued where final mapped streets are not available; that application is made before the Board for a variance that will permit the issuance of a permit, the erection of the proposed one family dwelling, and the issuance of a certificate of occupancy upon completion; that the owner has purchased this property for immediate development and in terms of construction procedures the builder should have these buildings fully enclosed before winter weather; that request is respectfully made before this Board to issue a variance covering all conditions as described above; that in addition, in view of the fact that for over 30 years it has been the practice in the Borough of Richmond to issue Building Permits and certificate of occupancy for streets not finally mapped since the greater majority of streets on Staten Island are not finally mapped; that as stated above the necessary steps have been taken to have this street final mapped at the expense of the builders and to install all necessary street improvements as required by regulations.

*Resolved*, that the decision of the Borough Superintendent, dated September 19, 1960, acting on N. B. Applic. 380-60 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal, dated September 22, 1960, two sheets; that the owner will construct a sidewalk, curb, and pavement along the south half of Wolverine Street in front of his property to the satisfaction of the Borough President; and that a Certificate of Occupancy shall be obtained.

## 697-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—File pursuant to Section 36 of the General City Law re—building not fronting on legal street.

PREMISES AFFECTED—180 Wolverine Street, south side, 172 feet west of Wilder Avenue, Block 4400, Lot 39, Oakwood Heights, Borough of Richmond.

### APPEARANCES—

For Applicant: Albert Melniker and Frederick H. Jones.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 19, 1960 on N. B. Applic. 381-60, reads:

"The above dwelling is located on a street that is not final mapped."

and  
WHEREAS, the applicant states that the building is 40 feet by 100.06 feet in area, located in residence use, G-1 area, class  $\frac{3}{4}$  height district, now vacant; that the proposed use and occupancy will be: cellar—ordinary; 1st floor—1 family dwelling and 1 car off-street parking; and

WHEREAS, the applicant states that Wolverine Street has all utilities installed, namely, sewer, water, gas, electricity and telephone; that this voids the statement that "no public municipal street utility or improvement shall be constructed by the City in any street or highway until it has become a public street and highway and is duly placed on the official map or plan," as stated in Article 3 Section 36 of the Gen-

eral City Law; that on the north side of Wolverine Street construction is under way for a group of dwellings by Irontown Construction, Inc., which company received a variance from the Board under Cal. No. 449-60-A, to permit the erection of dwellings on this street; that a plan and profile of Wolverine Street has been prepared and the necessary procedures initiated to have this street final mapped; that the street in question is rough graded to within several inches of the tentative grading submitted for adoption; that due to a recent interpretation by the Department of Buildings, Borough of Richmond, it was decided by the Superintendent of Buildings that no permits would be issued where final mapped streets are not available; that application is made before the Board for a variance that will permit the issuance of a permit, the erection of the proposed one family dwelling, and the issuance of a certificate of occupancy upon completion; that the owner has purchased this property for immediate development and in terms of construction procedures the builder should have these buildings fully enclosed before winter weather; that request is respectfully made before this Board to issue a variance covering all conditions as described above; that in addition, in view of the fact that for over 30 years it has been the practice in the Borough of Richmond to issue Building Permits and certificate of occupancy for streets not finally mapped since the greater majority of streets on Staten Island are not finally mapped; that as stated above the necessary steps have been taken to have this street final mapped at the expense of the builders and to install all necessary street improvements as required by regulations.

*Resolved*, that the decision of the Borough Superintendent, dated September 19, 1960, acting on N. B. Applic. 381-60 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal, dated September 22, 1960, two sheets; that the owner will construct a sidewalk, curb, and pavement along the south half of Wolverine Street in front of his property to the satisfaction of the Borough President; and that a Certificate of Occupancy shall be obtained.

## 698-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—Filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

PREMISES AFFECTED—184 Wolverine Street, south side, 157.17 feet east of Thomas Street, Block 4400, Lot 37, Oakwood Heights, Borough of Richmond.

### APPEARANCES—

For Applicant: Albert Melniker and Frederick H. Jones.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 20, 1960 on N.B. Applic. 382-60, reads:

"1. The above dwelling is on a street not final mapped."

and  
WHEREAS, the applicant states that the site is 40 feet by 100.06 feet in area, located in residence use, G-1 area, class  $\frac{3}{4}$  height district, now vacant; that the proposed use and occupancy will be: cellar—ordinary; 1st floor—1 family dwelling and 1 car off-street parking; and

WHEREAS, the applicant states that Wolverine Street has all utilities installed, namely, sewer, water, gas, electricity and telephone; that this voids statement that "no public municipal street utility or improvement shall be constructed by the City in any street or highway until it has become a public street and highway and is duly placed on the official map or plan," as stated in Article 3, Section 36 of the General City Law; that on the north side of Wolverine Street construction is under way for a group of dwellings by Iron-



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town Construction, Inc., which company received a variance from the Board under Cal. No. 449-60-A, to permit the erection of dwellings on this street; that a plan and profile of Wolverine Street has been prepared and the necessary procedures initiated to have this street final mapped; that the street in question is rough graded to within several inches of the tentative grading submitted for adoption; that due to a recent interpretation by the Department of Buildings, Borough of Richmond, it was decided by the Superintendent of Buildings that no permits would be issued where final mapped streets are not available; that application is made before the Board for a variance that will permit the issuance of a permit, the erection of the proposed one family dwelling, and the issuance of a certificate of occupancy upon completion; that the owner has purchased this property for immediate development and in terms of construction procedures the builder should have these buildings fully enclosed before winter weather; that request is respectfully made before this Board to issue a variance covering all conditions as described above; that in addition, in view of the fact that for over 30 years it has been the practice in the Borough of Richmond to issue Building Permits and certificate of occupancy for streets not finally mapped since the greater majority of streets on Staten Island are not finally mapped; that as stated above the necessary steps have been taken to have this street final mapped at the expense of the builders and to install all necessary street improvements as required by regulations.

*Resolved*, that the decision of the Borough Superintendent, dated September 20, 1960, acting on N.B. Applic. 382-60 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal, dated September 22, 1960, two sheets; that the owner will construct a sidewalk, curb, and pavement along the south half of Wolverine Street in front of his property to the satisfaction of the Borough President; and that a Certificate of Occupancy shall be obtained.

## 699-60-A

APPLICANT—Albert Melniker for Willow Brook Lawns, Incorporated, owner.

SUBJECT—Application September 22, 1960—filed pursuant to Section 36 of the General City Law re—building not fronting on legal street.

PREMISES AFFECTED—190 Wolverine Street, south side, 94.67 feet east of Thomas Street, Block 4400, Lot 34, Oakwood Heights, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Frederick H. Jones.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 19, 1960 on N.B. Applic. 481-60, reads:

"1. The above dwelling is located on a street that is not final mapped."

and  
WHEREAS, the applicant states that the site is 62.5 feet by 65.18 feet in area, located in residence use, G-1 area, class  $\frac{3}{4}$  height district, now vacant; that the proposed use and occupancy will be: cellar—ordinary; 1st floor—1 family and 1 car off-street parking; and

WHEREAS, the applicant states that Wolverine Street has all utilities installed, namely, sewer, water, gas, electricity and telephone; that this voids the statement that "no public municipal street utility or improvement shall be constructed by the City in any street or highway until it has become a public street and highway and is duly placed on the official map or plan," as stated in Article 3, Section 36 of the General City Law; that on the north side of Wolverine Street construction is under way for a group of dwellings by Irontown Construction, Inc., which company received a

variance from the Board under Cal. No. 449-60-A, to permit the erection of dwellings on this street; that a plan and profile of Wolverine Street has been prepared and the necessary procedures initiated to have this street final mapped; that the street in question is rough graded to within several inches of the tentative grading submitted for adoption; that due to a recent interpretation by the Department of Buildings, Borough of Richmond, it was decided by the Superintendent of Buildings that no permits would be issued where final mapped streets are not available; that application is made before the Board for a variance that will permit the issuance of a permit, the erection of the proposed one family dwelling, and the issuance of a certificate of occupancy upon completion; that the owner has purchased this property for immediate development and in terms of construction procedures the builder should have these buildings fully enclosed before winter weather; that request is respectfully made before this Board to issue a variance covering all conditions as described above; that in addition, in view of the fact that for over 30 years it has been the practice in the Borough of Richmond to issue Building Permits and certificate of occupancy for streets not finally mapped since the greater majority of streets on Staten Island are not finally mapped; that as stated above the necessary steps have been taken to have this street final mapped at the expense of the builders and to install all necessary street improvements as required by regulations.

*Resolved*, that the decision of the Borough Superintendent, dated September 19, 1960, acting on N.B. Applic. 481-60 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal, dated September 22, 1960, two sheets; that the owner will construct a sidewalk, curb, and pavement along the south half of Wolverine Street in front of his property to the satisfaction of the Borough President, and that a Certificate of Occupancy shall be obtained.

## 712-60-A

APPLICANT—Charles M. Spindler for Colgas Incorporated, owner.

SUBJECT—Application September 27, 1960—Appeal from a decision of Borough Superintendent re—marquee.

PREMISES AFFECTED—3210-3222 White Plains Road, east side 75 feet north of Burke Avenue, Block 4596, Lot 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 14, 1960 on Alt. Applic. 432-59, reads:

"1. Existing marquee not permitted for new use as per sec. (2.4.1.4.8)g(B.C.)."

and  
WHEREAS, the applicant states that the building is 125 feet by 100 feet in area, 2 stories, 22 and 35 feet high, of class 3 construction, located in business use, C area, class  $1\frac{1}{4}$  height district, built in 1926, now used and occupied since 1960: cellar—boiler room and storage; 1st floor—retail stores and bowling alley, 150 persons; 2nd floor—factory (needle trades) and bowling alley, 150 persons; substantially in accordance with Certificate of Occupancy #29702 issued July 21, 1960 against Alt. Applic. 432-59; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that an existing marquee on a building which was erected as a theatre and is presently occupied by bowling alleys; that Section 2.4.1.4.8 permits marquees "in connection with entrances to public buildings, theatres, hotels, etc."; that bowling alleys are essentially in the category of public buildings; that they are frequently opened 24 hours a day, and the marquee becomes quite im-



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portant to the operation of the alleys; that the marquee was a legal projection when it was constructed and it would be allowed to remain if the theatre use was, to be continued.

*Resolved*, that the decision of the Borough Superintendent, dated September 14, 1960, acting on Alt. Applic. 432-59 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work conforms to drawings filed with this appeal, dated September 27, 1960, 1 sheet and that the outer edge of the marquee shall be at least two feet back from the curb line.

## 719-60-A

APPLICANT—George Fuchs for Christian Science Society of Bayside, owner.

SUBJECT—Application September 28, 1960—Appeal from a decision of the Borough Superintendent re—frame building for public use, exits.

PREMISES AFFECTED—215-15 43rd Avenue, northwest corner, of 215th Place, Block 6305, Lot 17, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: George Fuchs.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 21, 1960 on Alt. Applic. 2015-60, reads:

"#1—Proposed use of frame dwelling for public use is contrary to Article 5 Section C26-254 of Administration Building Code.

#2—Exits contrary to Article 7 in that

(a)—not enclosed or constructed as per Sect. C26-292(h)

(b)—Number of exits contrary to Sect. C26-273(b)

(c)—width of stairs—Contrary to Sect. C26-292(a)

and

WHEREAS, the applicant states that the building is 37 feet by 48 feet in area, 2 stories and attic, 28 feet high, of class 4 construction, located in residence use, D area, class 1 height district, built in 1907, now used and occupied since 1907 as a one family dwelling, without a certificate of occupancy; that the proposed use and occupancy will be: cellar—boiler room and storage; 1st floor—lecture and reading room, 50 persons; 2nd floor—sunday school, 45 persons; attic—accessory storage; and

WHEREAS, the applicant states that the 1st floor beams will be braced and reinforced to sustain a live load of 100 lbs. per square foot, cellar ceiling is to be fire retarded, 2nd and 1st floor stairs are to be sprinklered; that the 2nd floor beams to be reinforced to sustain a live load of 60 lbs. per square foot, ceiling of 1st and 2nd floors will be fire retarded, 2nd floor passage leading to new exterior steel stair will be sprinklered; that it is further proposed to cover the exterior walls of the building with asbestos shingles; that at no time will both floors of church be occupied at one time; that the Sunday School will be occupied one day a week and not when the lecture and reading room is in use; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated September 21, 1960, acting on alt. 2015-60 obj. Nos. 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conforms to drawings filed with this appeal, dated September 28, 1960, 9 sheets, except that there shall be no occupancy on the second floor and attic except as a caretaker's apartment and that there shall be no public occupancy except on the first floor; that all laws, rules and regulations applicable shall be complied with; and that a Certificate of Occupancy shall be obtained.

## 637-60-A

APPLICANT—Mortimer E. Freehof for Fealan Corporation, owner.

SUBJECT—Application August 30, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34, subdivision 6 and Section 177 of the Multiple Dwelling Law re—Cellar occupancy re yard.

PREMISES AFFECTED—104 East 30th Street, south side, 80 feet east of Park Avenue South (4th Avenue), Block 885, Lot 86, Borough of Manhattan.

APPEARANCES—

For Applicant: Mortimer E. Freehof.

ACTION OF BOARD—Laid over to January 17, 1961, at 2 P.M. for inspection and decision; hearing closed.

## 577-60-A

APPLICANT—Hal I. Mirowitz for Investors Agency Incorporation, owner.

SUBJECT—Application July 27, 1960—Appeal from a decision of the Borough Superintendent, re—Frame structure.

PREMISES AFFECTED—151 Quincy Street, north side, 85 feet west of Bedford Avenue, Block 1971, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Friedman.

ACTION OF BOARD—Laid over to January 10, 1961, at 2 P.M. for inspection and decision; hearing closed.

## 393-60-A

APPLICANT—Buddy Knitwear, Incorporated, lessee; W. M. R. Realty Corporation, owner.

SUBJECT—Application May 19, 1960—Appeal from an order of the Fire Commissioner, re—Bars on windows, purpose of egress.

PREMISES AFFECTED—129-131-135 Cooper Street, west side, 150 feet south of Central Avenue, Block 3434, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to January 17, 1961, at 2 P.M., for inspection and decision; hearing closed.

## 588-53-A—Vol. II

APPLICANT—Lama Proskauer and Prober for Henry Spellman, owner.

SUBJECT—Application reopened October 11, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re storage of combustibles.

PREMISES AFFECTED—5-17 East 102nd Street, north-side, 100 feet east of Fifth Avenue, Block 1608, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Laid over to January 10, 1961, at 2 P.M., for inspection and decision; hearing closed.

## 128-57-BZ

APPLICANT—Lama, Proskauer and Prober for Utica Flatlands Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 10, 1960 and amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection of a modern supermarket and four adjoining stores, one story height and the parking of motor vehicles for patrons only.

PREMISES AFFECTED—78-06 to 78-18 Linden Boulevard, south side from 79th Street to Sapphire Street, 137-02 to 137-18 79th Street and 137-01 to 137-19 Sapphire Street, Block 11384, Lot 1, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.



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ACTION OF BOARD—Application reopened, resolution amended and time extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 19, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on November 10, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work and an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 19, 1957, as *amended* through November 10, 1959 by adding thereto:

“that the building may be reversed on the plot and a curb cut provided on Sapphire Street instead of 79th Street, substantially as shown on revised drawings dated December 2, 1960, 3 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects;

and to *amend* the resolution as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from one date of this *amended* resolution; and that a certificate of occupancy shall be obtained.” (NB 4354/56)

## 350-57-BZ—Vol. II

APPLICANT—Burke & Groh for Joseph B. Weynert, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a D-1 area district, the erection of a two-story building for use as a doctor's office on the first floor and two efficiency apartments on the second floor having less than the required setback of 10 feet from a mapped street and without the required five foot side yard.

PREMISES AFFECTED—58-44 Main Street, west side, 20.74 feet north of 59th Avenue, Block 6378, Lot 40, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Paul A. Martineau.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 8, 1958, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 19, 1960; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 11, 1958, as *amended* through January 19, 1960 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained.” (NB App. 3866-56.)

## 598-57-BZ

APPLICANT—Lama, Proskauer and Prober for Anthony Spensieri, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Super-

intendent; previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the erection of a one story masonry building for use as a storage garage for less than five owner's trucks, one 550 gallon gasoline tank and pump, parking and storage of more than five owner's trucks on the open area and maintain the present one story building at the rear of the plot as a two truck garage.

PREMISES AFFECTED—8-22 to 8-30 28th Avenue, south side, 150 feet east of 8th Street, Block 509, Lots 39, 40 and 41, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 14, 1958, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on May 17, 1960; and

WHEREAS, the resolution was amended on May 17, 1960; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 14, 1958, as *amended* through May 17, 1960 by adding thereto:

“that a portion of Building “B” may be removed, providing a rear yard, and a new extension 10 feet in depth may be constructed at the front of the building; that the front doors of Building “A” and the center curb cut may be relocated substantially as shown on revised drawing dated December 2, 1960, 2 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects.” (Alt. 1076/57)

## 243-58-BZ

APPLICANT—Lama, Proskauer and Prober for Abraham H. Spilky, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires December 22, 1960—decision of the Borough Superintendent; previously granted on condition; under Sections 7f, 7e, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor auto repairs, storage, office and sales, parking of cars waiting to be serviced, with signs and show windows within 75 feet of a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—870 Bay Street and 2-10 Townsend Avenue, southwest corner, Block 2840, Lot 85, St. George, Borough of Richmond.

## APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 19, 1958, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 22, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 19, 1958, as *amended* on December 22, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:



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"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. 99/58)

## 318-59-BZ

APPLICANT—Larry Meltzer for Harry and Henry Lefkowitz, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 8, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a business use, D area district, proposed retail department store; proposed structure exceeds 55 percent of lot area.

PREMISES AFFECTED—9305-9311 Avenue L, north side, 35 feet east of East 93rd Street, Block 8239, Lot 6, Borough of Brooklyn.

### APPEARANCES—

For Applicant: John J. Tricarico.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 8, 1959, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 8, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB 1034/59)

## 771-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application for consideration—reopening for approval of exterior design—decision of the Borough Superintendent; previously granted on condition, under Section 7a of the Zoning Resolution, to permit in a retail district, the reconstruction of the present gasoline service station and motor vehicle repair shop and extend the uses to include lubritorium, car washing, sales and utility rooms and parking and storage of motor vehicles and business sign.

PREMISES AFFECTED—5105-5107 Amboy Road and 1047-1061 Annadale Road, northeast corner, Block 6245, Lot 70, Richmond Valley, Borough of Richmond.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and drawings approved.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 3, 1960, on certain conditions; and

WHEREAS, the applicant submitted drawings for approval by the Board, as being in substantial compliance with the requirements of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* drawings marked "Received December 7, 1960". 2 sheets, as being in substantial compliance with the terms and conditions of the resolution adopted by the Board on May 3, 1960. (NB 1292/59)

## 378-60-BZ

APPLICANT—John J. Tricarico for Seidmatt Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 7i of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories, minor auto repairs and parking and storage of more than five (5) motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—676-684 (680 official) Castle Hill Avenue and 2200-2208 Seward Avenue, southeast corner, Block 3575, Lots 32 and 33, Borough of The Bronx.

### APPEARANCES—

For Applicant: John J. Tricarico.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 1, 1960, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 1, 1960, by adding thereto:

"that the gasoline service station may be redesigned, rearranged and constructed substantially as shown on revised drawing dated December 8, 1960, 4 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (NB 493/60)

## 741-59-BZ

APPLICANT—Lama, Proskauer and Prober for Nattie Giresi, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales and storage and parking of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—112-118 Atlantic Avenue and 321-327 Henry Street, southeast corner, Block 285, Lots 6, 7, 8 and 9, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 22, 1960, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 22, 1960, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB 2435/59)



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## 146-59-BZ

APPLICANT—Leonard F. Rothkrug for Samuel Simon, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—686-688 Gerard Avenue, east side, 180 feet north of East 153rd Street, Block 2473, Lot 8, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application to reopen withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 877-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Joseph I. and Ruth Wolfe, owners.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously withdrawn, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office and to permit the display and sale of used cars and the parking and storage of motor vehicles with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—1657 Jerome Avenue, northwest corner of Featherbed Lane, Block 2861, Lots 1 and 4, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE OF DECEMBER 13, 1960—

Affirmative: Vice Chairman Kleinert and Commissioner  
Becker ..... 2  
Negative: Commissioner Fox ..... 1  
Absent: Chairman Foley ..... 1

THE VOTE OF DECEMBER 20, 1960—

Affirmative: Chairman Foley ..... 1  
Negative: ..... 0

## 249-29-BZ—Vol. II

APPLICANT—Murray L. White for Rose L. Fierstone, owner; 4 Corner Service Station, Inc., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7e and 21 of the Zoning Resolution, permitting in a local retail use district, the change in occupancy from parking and storage of motor vehicles to the erection and maintenance of a structure to be used as an automatic automobile laundry with an additional curb cut in conjunction with existing gasoline service station and permitting the installation of four additional gasoline storage tanks.

PREMISES AFFECTED—3094-3112 Avenue U, south side from Brigham Street to Gerritsen Avenue, 2119-2131 Brigham Street and 2228-2232 Gerritsen Avenue, Block 7370, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Murray L. White.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0

## 285-31-BZ—Vol. II

APPLICANT—Roe & Kramer for Nicholas Marg, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—164-50 Cross Bay Boulevard, northwest corner of 165th Avenue, Block 14086, Lot 147, Borough of Queens.

APPEARANCES—

For Applicant: Walter A. Schackman.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 600-48-BZ—Vol. III

APPLICANT—Edmund P. Silver for Steinway Investing Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in the residence use district portion of a lot located in an unrestricted, business and residence use district, the parking of patrons' motor vehicles.

PREMISES AFFECTED—32-61 to 32-85 Steinway Street and 40-01 to 40-17 34th Avenue, northeast corner and 32-70 to 32-88 41st Street, Block 676, Lot 1, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Edmund P. Silver.

ACTION OF BOARD—Application reopened and set for hearing on January 31, 1961, at 10 A.M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent and two photographs, which have been filed, and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

## 867-49-BZ—Vol. II

APPLICANT—Charles M. Spindler for Sun Oil Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of 15 years.

PREMISES AFFECTED—220-11 to 220-19 Northern Boulevard and 43-32 to 43-40 220th Place, northwest corner, Block 6323, Lot 22, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0

Remaining Minutes of the Meeting of December 20, 1960, will be printed in the Bulletin of January 12, 1961.



# PUBLIC HEARING

## PUBLIC HEARING

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Board of Standards and Appeals, Friday, January 20, 1961 at 10 A.M. in Room 909, at 80 Lafayette Street, Manhattan, on the following proposed Rules to Supplement the Requirements of Section 280 of the Labor Law relating to the installation of Automatic Fire Extinguishing Systems in factory buildings having medium or high hazard occupancy below the uppermost floor.

438-60-SR

**APPLICANT**—Thomas J. Hartnett, Deputy Assistant Chief, Fire Department.

**SUBJECT**—Request of the Fire Department for the Adoption of Rules to Supplement the Mandatory Requirements of Section 280 of The Labor Law as Amended by the New York State Legislature by Adoption of Chapter 854 of The Laws of 1959.

Sec. 280 as amended by Chapter 854 of the laws of 1959:  
Sec. 280 AUTOMATIC FIRE EXTINGUISHING SYSTEMS

Every factory building erected before October first, nineteen hundred thirteen, which is more than one story in height and which has any occupancy specified by the board in its rules as of medium or high hazard below its uppermost floor, shall be provided by the owner thereof with an automatic fire extinguishing system.

In every non-fireproof factory building constructed after October first, nineteen hundred thirteen, which is more than one story in height and which has any occupancy specified by the board in its rules as of high hazard below its uppermost floor, the story containing such occupancy and all stories above it shall be provided by the owner thereof with an automatic fire extinguishing system.

The automatic fire extinguishing systems required by this section shall be approved in the city of New York by the fire commissioner in such city and elsewhere in accordance with the rules of the board. The relative hazard of occupancies within said city shall be as determined by the board of standards and appeals thereof. The provisions of this section shall be enforced in the city of New York by the fire commissioner of said city and elsewhere by the commissioner. As amended L.1959, e.854 sec. 5, eff. July 1, 1960.

### 1.0 DEFINITIONS

**1.1 FACTORY BUILDING:** The term "factory building" shall mean a factory building as defined by section 10 of the New York State Labor Law.

Section 10—"Factory building" means a building, shed or structure which or any part of which, is occupied by or used for a factory, and in which at least one-tenth or more than twenty-five of all the persons employed in the building are engaged in work for a factory, but shall not include a building in a city having a population of more than one million, used exclusively by one employer and in which not more than one-tenth of all the persons employed therein are engaged in work for a factory and which, except for such factory work, would be classified as a mercantile establishment. The provisions of this chapter shall apply to any part of a building occupied or used as a factory, except as otherwise provided by this subdivision.

**1.2 AUTOMATIC FIRE EXTINGUISHING SYSTEM:** The term "Automatic fire extinguishing system" shall mean:

**1.2.1** A system of piping connected to one or more acceptable sources of water supply, which system is provided with approved distributing devices

so arranged and located as to automatically discharge an effective spray over the interior of the building in the event of fire therein; or

**1.2.2** A system of piping and distributing devices automatically controlled, connected to an adequate supply of chemical fire extinguishing media of a type suitable for the hazard involved.

**1.3 BAKERY:** The term "bakery" shall mean a bakery as defined by Sec. 330 sub. 1 of the New York State Labor Law.

Sec. 330 sub. (1)—"Bakery" means a building, room, or place used for making, preparing or baking bread, biscuits, pastry, cakes, doughnuts, crullers, noodles, macaroni or spaghetti to be sold or consumed on or off the premises, except kitchens in hotels, restaurants, boarding houses and private residences, wherein all such products are consumed exclusively on the premises; and with respect to the provisions of this chapter relating to machinery, safety devices and sanitary conditions includes hotel bakeries. A bakery is a factory within the meaning of this chapter.

### 1.4 NON-FLAMMABLE:

**1.4.1** The term "non-flammable" as used in these rules when applied to solids shall mean materials which will not ignite and continue to burn when brought in contact for five seconds with an open flame or when in contact with glowing materials.

**1.4.2** The term "non-flammable" as used in these rules when applied to liquids shall mean any liquid which will not generate an inflammable vapor at a temperature of 200° F when tested in a tagliabue open cup tester.

**1.5 VOLATILE INFLAMMABLE OILS OR SOLVENTS:** The term "volatile inflammable oils or solvents" as used in these rules shall mean any liquid mixture or compound that will generate an inflammable vapor at a temperature of 100° F when in a tagliabue open cup tester.

## MEDIUM HAZARDS

Bagging, manufacturing  
Bags, Cloth, Paper or Burlap, manufacturing  
Bakeries  
Bamboo or Rattan Products, manufacturing  
Baskets (other than metal), manufacturing  
Belting, manufacturing  
Bleacheries  
Bookbinding  
Boots or Shoes, manufacturing  
Burlap, manufacturing  
Buttons, manufacturing  
Candles, or wax products, manufacturing  
Canvas, manufacturing  
Cardboard, manufacturing  
Cereal Mills  
Chemical Works (except where volatile inflammable oils or solvents are used, stores or manufactured)  
Cloth, Backing  
Cloth, Dyeing or Printing Works  
Cloth, manufacturing  
Confectionery Products, manufacturing  
Cotton Batting or Waste, manufacture  
Dry Cleaning and Dyeing Plants (except those using volatile inflammable oils)  
Distilleries  
Envelope manufacturing  
Excelsior or Excelsior Products, manufacturing or storage  
Feed, Flour or Grist Mills  
Felt or Felt Products, manufacturing  
Furniture, manufacturing, repairing or refinishing  
Furs or Fur Products, manufacturing or processing  
Gloves, manufacturing



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## PUBLIC HEARING

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Hats, manufacturing  
Knitting, Weaving or Embroidering  
Laundries  
Leather Goods, manufacturing  
Lithographing  
Mattress, manufacturing or repairing  
Meat, packing and curing  
Millinery, manufacturing (except custom)  
Paper Pulp Mills  
Paper Boxes or Cartons, manufacturing  
Pencil, manufacturing  
Photo Engraving  
Picture Frame manufacturing  
Plastic Articles (except nitrocellulose)  
Rag sorting or processing  
Rope, Cordage, Twine or Sisal Products, manufacturing  
Rubber Products, manufacturing  
Rugs, manufacturing  
Shades, Window, manufacturing  
Silk, manufacturing  
Starch or Sugar Mills  
Straw Goods, manufacturing  
Synthetic Yarns or Fabric, manufacturing  
Tanneries  
Tobacco Products, manufacturing  
Umbrella, manufacturing  
Upholstering

### HIGH HAZARDS

Aluminum, powered, manufacturing  
Artificial Flowers, manufacturing  
Artificial Leather, manufacturing  
Carpet lining  
Carpet Cleaning, using volatile inflammable oils or solvents

Chemical manufacturing using volatile inflammable oils or solvents  
Combustible or inflammable mixtures, manufacturing  
Compressed Gases, manufacturing  
Cotton Picking and Opening Operations  
Dry Cleaning Plants, using volatile inflammable solvents  
Enameling or Painting (except vitreous enameling)  
Essential Oils or Perfumes, manufacturing  
Feathers, processing  
Lacquering or japanning  
Linoleum, manufacturing  
Linseed Oil Mills  
Lithographing Inks (except non-flammable), manufacturing  
Magnesium (powdered), manufacturing or processing (Chemical Extinguishing system only)  
Matches, manufacturing  
Nail Polish, manufacturing  
Nitrocellulose Products, manufacturing or processing  
Painting or Enameling (except vitreous enameling)  
Paint, Varnish, Enameling, Lacquers, Lithographing ink (except non-flammable), manufacturing  
Pharmaceutical Products, manufacturing  
Plastics, manufacturing  
Raincoats, manufacturing (using rubber cement or inflammable or combustible plastics)  
Rubber Cement, manufacturing  
Shoddy Mills  
Silk Screen Printing  
Surgical Sutures, manufacturing, processing or packing  
Solvent Extracting (other than non-flammable)  
Tallow, manufacturing  
Tires (rubber), re-capping, re-treading, or vulcanizing  
Volatile, Inflammable Oils, Solvents, or Mixtures, manufacturing  
Woodworking (with painting, varnishing, lacquering or shellacing)









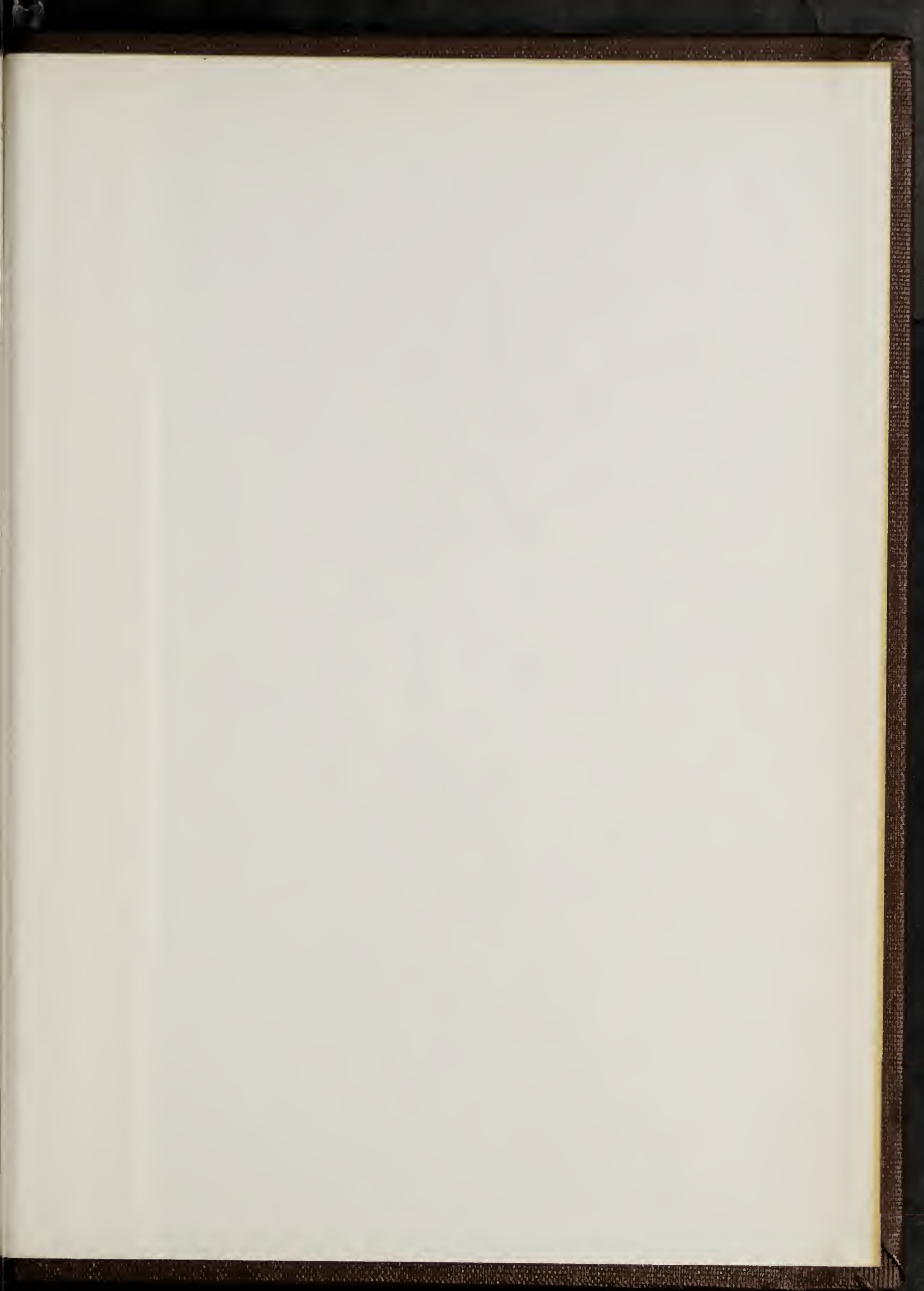






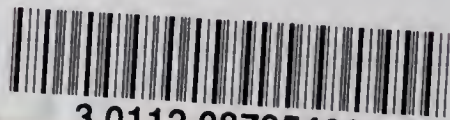








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